



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 24, 2023

Mariah F. DiGrino
DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, IL 60606-0089

**RE: Request for Minor Change to Business Planned Development No. 27
10 S. Riverside Plaza (Subarea A) and 120 S. Riverside Plaza (Subarea B)**

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Business Planned Development No. 27 ("PD 27") has been considered by the Department of Planning and Development ("Department") pursuant to Section 17-13-0611 of the Zoning Ordinance. The applicant, 10 S. Riverside Property Owner LLC and 120 S. Riverside (the "Developer" and "Owner"), seeks approval for modifications to the existing buildings and revisions to the site/landscape plan for Subarea A and B of PD 27 (the "PD") for the property generally located at 10 S. Riverside and 120 S. Riverside (the "Property"). Subarea A is owned by 10 S. Riverside Property Owner LLC and consists of the property located at 10 S. Riverside Plaza, which is currently improved with a 20-story building containing business and commercial uses. Subarea B is owned by 120 S. Riverside Property Owner LLC and consists of the property located at 120 S. Riverside Plaza, which is also currently improved with a 20-story building containing business and commercial uses.

The following are a list of modifications you seek approval through the Minor Change Request:

- **Building Renovation**
Renovation of both buildings, including modifying the plaza level lobbies, retail spaces and building entrance experiences. The proposed changes will retain the basic office and commercial uses. The renovation project would enclose portions of each building's plaza-level lobby, which are currently recessed, and create new primary lobby entrances through installation of aluminum and glass façade materials. All new curtain wall façades will incorporate bird-friendly fritting in strategic areas. The primary building entrances would be oriented toward Monroe Street, at the eastern corners of each building. The changes would result in a net increase in floor area for 10 South Riverside Plaza of approximately 5,400 square feet and a net increase in floor area for 120 South Riverside of approximately 7,600 square feet. With the changes, the resulting FAR for Subarea A would be 8.35, and the resulting FAR for Subarea B would be 8.29, both of which are below the maximum permitted FAR of 8.5 for each of Subarea A and Subarea B.
- **Plaza Renovation**
New river edge railings and new trees would be installed in areas along the east side of the pedestrian walkways. New landscaping and hardscape surfaces would be installed throughout the plaza to create a variety of spaces, including shaded outdoor workspaces, raised planters, informal "parklet" areas, and outdoor dining and retail spaces. From the PD's existing

conditions, vegetated green space in the plaza will be reduced by 3,267 square feet from 13,507 SF to 10,240 SF, and public seating area will be reduced by 165 linear feet from 675 LF to 510 LF; however, the proposed site plan will result in improved pedestrian experience and circulation. The revised plaza will provide a minimum path width of at least 16' at its narrowest points, improved paving materials, more evenly distributed and accessible public seating, the introduction of vegetation and shade cover along the river's edge, the introduction of seating along the river's edge, and enhanced viewing opportunities of the river.

The permitted maximum FARs of 8.5 for both Subarea A and Subarea B remain unaffected by this minor change. No further changes to the site are proposed. The Department has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 27, I hereby approve the foregoing minor change but no other changes to this Planned Development.

The following exhibits, created by SCB and dated February 9, 2023, will be incorporated and made part of PD 27:

- SITE PLAN – 10 S. RIVERSIDE
- SITE PLAN – 120 S. RIVERSIDE
- PLANT LIST
- PLANT LIST (CONTINUED)
- LEVEL 01 FLOOR PLAN – 10SR
- LEVEL 01 FLOOR PLAN – 120SR
- LEVEL 03 FLOOR PLAN – 10SR
- LEVEL 03 FLOOR PLAN – 120SR
- BUILDING ELEVATIONS – 10 S RIVERSIDE
- BUILDING ELEVATIONS – 120 S RIVERSIDE

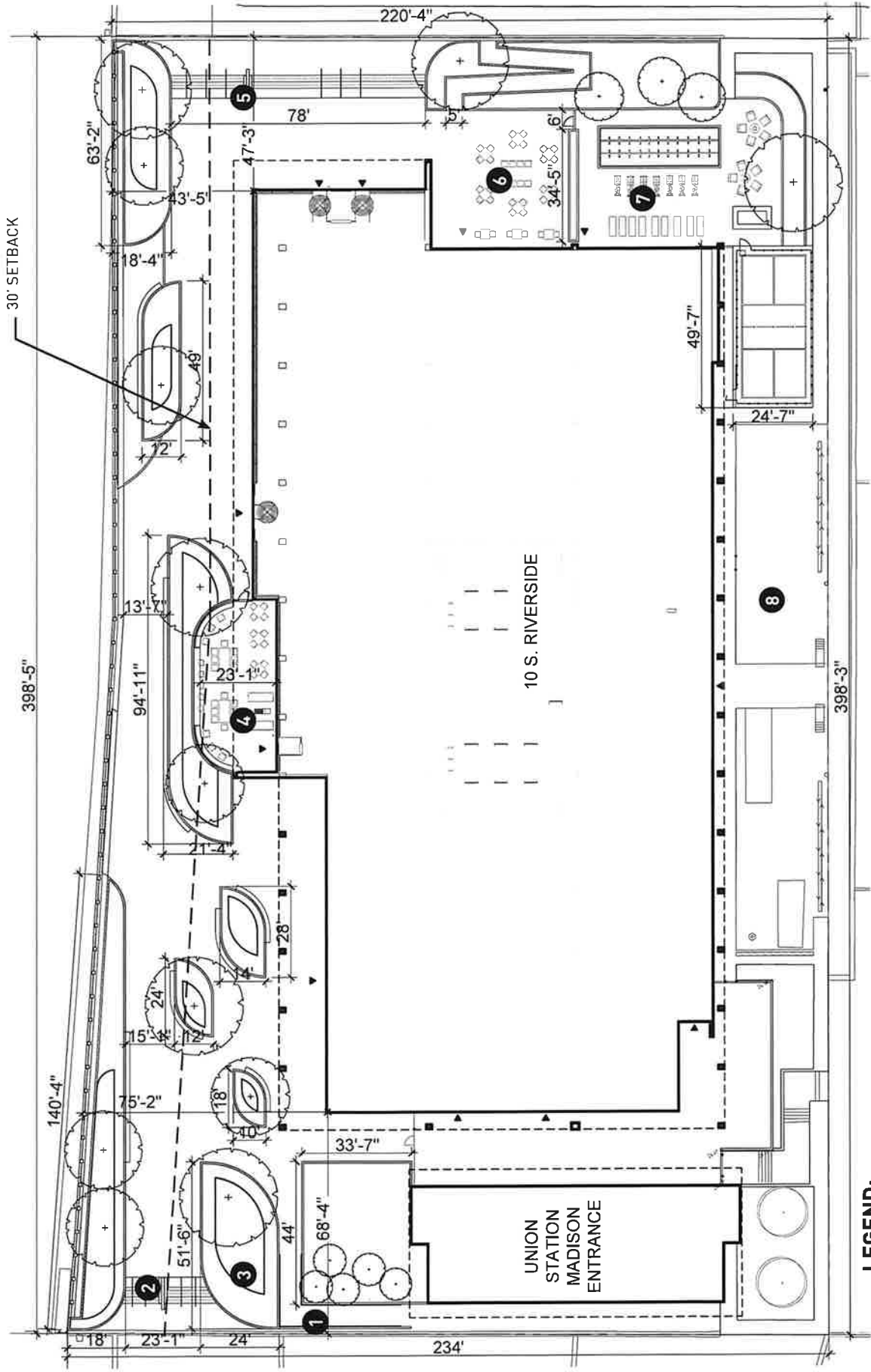
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafraniec
Assistant Commissioner
Planned Developments and Plan Commission

CC: Mike Marmo, Erik Glass, Max Lyon, Main file



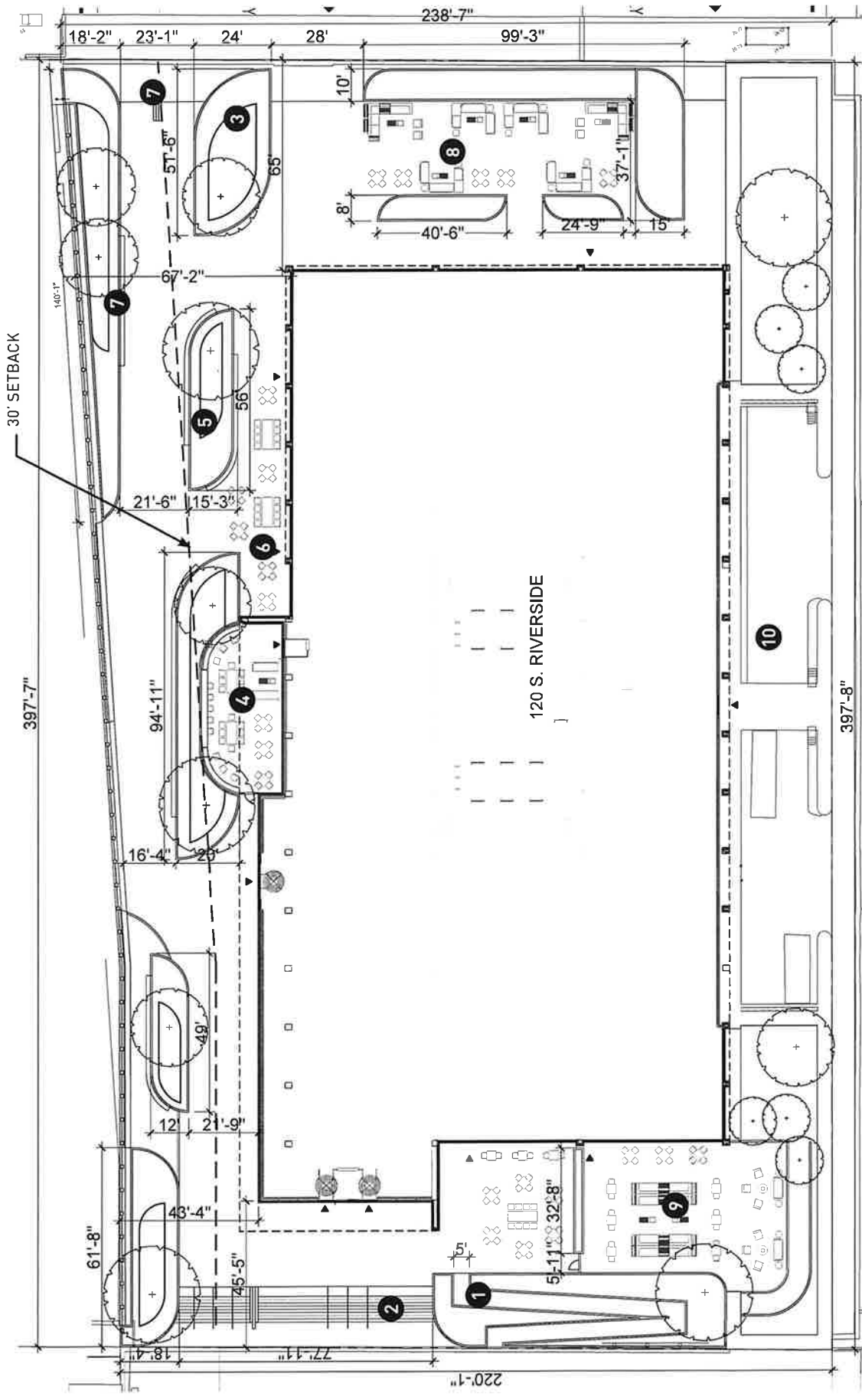
LEGEND:

- 1 Sloped Walk / Ramp
- 2 Stair
- 3 Raised Planter (w/Integral Bench)
- 4 Outdoor Tenant Space (Lounge)
- 5 Signage
- 6 Outdoor Retail
- 7 Outdoor Tenant Space (Fitness)
- 8 Loading Area

10 S. RIVERSIDE

FEBRUARY 9, 2023
MINOR CHANGE





LEGEND:

- | | | | |
|----------------------|-------------------------------------|------------------------|-----------------|
| 1 Sloped Walk / Ramp | 4 Outdoor Tenant Space (Lounge) | 7 Signage | 10 Loading Area |
| 2 Stair | 5 Raised Planter (w/Integral Bench) | 8 Outdoor Dining | |
| 3 Raised Planter | 6 Outdoor Retail (East) | 9 Outdoor Tenant Space | |

120 S. RIVERSIDE

FEBRUARY 9, 2023
MINOR CHANGE



PLANT SCHEDULE - 9149 RIVERSIDE								
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE/NATIVAR (Y/N)	
SHADE TREES								
AC.G08	1	<i>Acer griseum</i>	Paperbark Maple	B&B	8' ht	multi stem	N	
AC.G10	1	<i>Acer griseum</i>	Paperbark Maple	B&B	10' ht	multi stem	N	
AC.G12	1	<i>Acer griseum</i>	Paperbark Maple	B&B	12 ht	multi stem	N	
AC.R3	1	<i>Acer rubrum</i> 'Frank Jr.' REDPOINTE	Redpoint Maple	B&B	3" cal	6'T clear branch height	Y	
AC.R4	2	<i>Acer rubrum</i> 'Frank Jr.' REDPOINTE	Redpoint Maple	B&B	4" cal	6'T clear branch height	Y	
AL.G08	3	<i>Alnus glutinosa</i>	Black Alder	B&B	8' ht	multi stem, 3 cane minium	N	
AL.G10	2	<i>Alnus glutinosa</i>	Black Alder	B&B	10' ht	multi stem, 3 cane minium	N	
AL.G12	2	<i>Alnus glutinosa</i>	Black Alder	B&B	12' ht	multi stem, 3 cane minium	N	
BE.CU	2	<i>Betula nigra</i> 'Cully' HERITAGE	Heritage River Birch	B&B	12' ht	multi stem, 3 cane minium	Y	
BE.W08	3	<i>Betula populifolia</i> 'Whitespire'	Whitespire Birch	B&B	8' ht	multi stem, 3 cane minium	Y	
BE.W10	2	<i>Betula populifolia</i> 'Whitespire'	Whitespire Birch	B&B	10' ht	multi stem, 3 cane minium	Y	
CA.S4	2	<i>Catalpa speciosa</i>	Northern Catalpa	B&B	4" cal	6'T clear branch height	Y	
GY.E4	3	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffee Tree	B&B	4" cal	6'T clear branch height	Y	
PL.MO3	1	<i>Platanus x acerifolia</i> 'Exclamation' (Morton Circle)	Exclamation London Plane Tree	B&B	3" cal	6'T clear branch height	Y	
PL.MO4	2	<i>Platanus x acerifolia</i> 'Exclamation' (Morton Circle)	Exclamation London Plane Tree	B&B	4" cal	6'T clear branch height	Y	
QU.B4	3	<i>Quercus bicolor</i>	Swamp White Oak	B&B	4" cal	6'T clear branch height	Y	
TA.S2.5	1	<i>Taxodium distichum</i> 'Mickelson' SHAWNEE BRAVE	Shawnee Brave Bald Cypress	B&B	2.5" cal	6'T clear branch height	Y	
TA.S3	3	<i>Taxodium distichum</i> 'Mickelson' SHAWNEE BRAVE	Shawnee Brave Bald Cypress	B&B	3" cal	6'T clear branch height	Y	
UL.N2.5	1	<i>Ulmus</i> 'New Horizon'	New Horizon Elm	B&B	2.5" cal	6'T clear branch height	Y	
UL.N4	1	<i>Ulmus</i> 'New Horizon'	New Horizon Elm	B&B	4" cal	6'T clear branch height	Y	
UNDERSTORY / ORNAMENTAL TREES								
AM.A06	2	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	6' ht	5-8 canes, Limbed up canopy	Y	
AM.A08	3	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	8' ht	5-8 canes, Limbed up canopy	Y	
AM.A10	3	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	10' ht	5-8 canes, Limbed up canopy	Y	
AM.A12	1	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	12' ht	5-8 canes, Limbed up canopy	Y	
CA.CA2.5	2	<i>Carpinus caroliniana</i>	American Hornbeam	B&B	2.5" cal	Limbed up canopy	Y	
CA.CA3	1	<i>Carpinus caroliniana</i>	American Hornbeam	B&B	2.5" cal	Limbed up canopy	Y	
CE.C3	3	<i>Cercis canadensis</i>	Eastern Redbud	B&B	3" cal	Northern Strain, Limbed up canopy	Y	
CE.C08	4	<i>Cercis canadensis</i>	Eastern Redbud	B&B	8' ht	3-5 canes, Northern Strain, Limbed up canopy	Y	
CE.C10	5	<i>Cercis canadensis</i>	Eastern Redbud	B&B	10' ht	3-5 canes, Northern Strain, Limbed up canopy	Y	
HA.V6	4	<i>Hamamelis virginiana</i>	Common Witchhazel	B&B	6' ht	Vaseshaped, Tree Form, Multi-stem	Y	
EVERGREEN SHRUBS								
TA.EV	234	<i>Taxus x media</i> 'Everlow'	Everlow Yew	cont	24" w	30" oc	N	
DECIDUOUS SHRUBS								
DI.KO	88	<i>Diervilla lonicera</i> 'Kodiak Orange'	Kodiak Orange Dwarf Bush-honeysuckle	cont	24" w	36" oc	Y	
HY.IN	57	<i>Hydrangea arborescens</i> 'Abetwo'	Incrediball Hydrangea	cont	30" ht	48" oc	Y	
HY.LI	83	<i>Hydrangea arborescens</i> 'NCHA8' LIMETTA	Invincibelle Limetta Smooth Hydrangea	cont	18" w	30" oc	Y	
HY.BO	60	<i>Hydrangea paniculata</i> 'Ilvobo' BOBO	Bobo Hydrangea	cont	18" w	30" oc	N	
HY.QU	31	<i>Hydrangea quercifolia</i> 'Snow Queen'	Snow Queen Oakleaf Hydrangea	B&B	48" ht	5' oc	N	
IT.HG	32	<i>Itea virginica</i> 'Henry's Garnet'	Henry's Garnet Sweetspire	cont	24" w	48" oc	Y	
IT.SP	66	<i>Itea virginica</i> 'Sprich' LITTLE HENRY	Little Henry Sweetspire	cont	18" w	30" oc	Y	

PLANT LIST

10 S. & 120 S. RIVERSIDE

FEBRUARY 9, 2023
MINOR CHANGE



PLANT SCHEDULE - 9149 RIVERSIDE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE/NATIVAR (Y/N)
ORNAMENTAL GRASSES AND SEDGES							
CA.BR	60	<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	cont	#1	24" oc	N
CA.BZ	800	<i>Carex flacca</i> 'Blue Zinger'	Blue Zinger Sedge	cont	#1	12" oc	N
CA.MO	655	<i>Carex montana</i>	Mountain Sedge	cont	#1	12" oc	N
CA.OE	316	<i>Carex muskingumensis</i> 'Oehme'	Oehme Palm Sedge	cont	#1	12" oc	Y
CA.PE	1,738	<i>Carex pensylvanica</i>	Pennsylvania Sedge	cont	#1	12" oc	Y
CA.RA	255	<i>Carex radiata</i>	Eastern Star Sedge	cont	#1	12" oc	Y
DE.GO	523	<i>Deschampsia cespitosa</i> 'Goldtau'	Tufted Hair Grass	cont	#1	18" oc	Y
HA.MA	181	<i>Hakonechloa macra</i>	Japanese Forest Grass	cont	#1	21" oc	N
SE.AU	1,324	<i>Sesleria autumnalis</i>	Autumn Moor Grass	cont	#1	15" oc	N
SE.GL	337	<i>Sesleria</i> 'Greenlee'	Greenlee Moor Grass	cont	#1	12" oc	N
PERENNIALS							
AL.MI	451	<i>Allium</i> 'Millenium'	Millenium Allium	cont	#1	15" oc	Y
AL.SB	389	<i>Allium</i> 'Summer Beauty'	Summer Beauty Allium	cont	#1	18" oc	Y
AM.BI	319	<i>Amsonia tabernaemontana</i> 'Blue Ice'	Blue Ice Eastern Bluestar	cont	#1	15" oc	Y
AR.ML	385	<i>Aruncus</i> x 'Misty Lace'	Misty Lace Goatsbeard	cont	#1	18" oc	Y
AS.PC	116	<i>Astilbe chinensis</i> 'Purpurkerze'	Purple Candles Astilbe	cont	#1	18" oc	N
AS.VP	258	<i>Astilbe chinensis</i> 'Vision in Pink'	Vision In Pink Astilbe	cont	#1	15" oc	N
AS.PU	758	<i>Astilbe chinensis</i> var. <i>pumila</i>	Dwarf Chinese Astilbe	cont	#1	12" oc	N
CA.NE	164	<i>Calamintha nepeta</i> ssp. <i>nepeata</i>	Lesser Calamint	cont	#1	15" oc	N
DRET	460	<i>Dryopteris erythrosora</i> 'Brilliance'	Brilliance Autumn Fern	cont	#1	18" oc	N
EC.PW	242	<i>Echinacea purpurea</i> 'PowWow White'	PowWow White Coneflower	cont	#1	15" oc	Y
EU.DI	247	<i>Eurybia divaricata</i>	White Wood Aster	cont	#1	18" oc	Y
GE.BE	1,104	<i>Geranium macrorrhizum</i> 'Bevan's Variety'	Bevan's Variety Cranesbill	cont	#1	15" oc	N
HE.AB	191	<i>Heuchera villosa</i> 'Autumn Bride'	Autumn Bride Hairy Alum Root	cont	#1	18" oc	Y
MA.ST	290	<i>Matteuccia struthiopteris</i>	Ostrich Fern	cont	#1	18" oc	Y
PH.BM	271	<i>Phlox divaricata</i> 'Blue Moon'	Blue Moon Woodland Phlox	cont	#1	15" oc	Y
PO.AC	336	<i>Polystichum acrostichoides</i>	Christmas Fern	cont	#1	12" oc	Y
RU.AG	261	<i>Rudbeckia</i> x 'American Gold Rush'	American Gold Rush Black-eyed Susan	cont	#1	18" oc	Y
SA.WE	163	<i>Salvia nemorosa</i> 'Wesuwe'	Wesuwe Salvia	cont	#1	15" oc	N
SO.GF	119	<i>Solidago sphacelata</i> 'Golden Fleece'	Golden Fleece Goldenrod	cont	#1	15" oc	Y
ST.HU	195	<i>Stachys</i> x 'Hummelo'	Alpine Betony	cont	#1	15" oc	N
SY.WP	181	<i>Symphotrichum</i> 'Wood's Purple'	Wood's Purple Aster	cont	#1	15" oc	Y
BULBS							
AL.GL	990	<i>Allium</i> 'Globemaster'	Globemaster Allium	bulb	20 cm	12-16" o.c.; plant in drifts	N/A
CA.BD	860	<i>Camassia leichtlinii</i> 'Blue Danube'	Blue Danube Wild Camass	bulb	14-16 cm	2 per SF; plant in drifts	N/A
NA.3D	3,580	<i>Narcissus</i> '3D'	Mount Hood Daffodil	bulb	14-16 cm	3 per SF; plant in drifts	N/A
MU.AR	4,390	<i>Muscari armeniacum</i>	Grape Hyacinth	bulb	9 cm	4-6" o.c.; plant in drifts	N/A

PLANT LIST

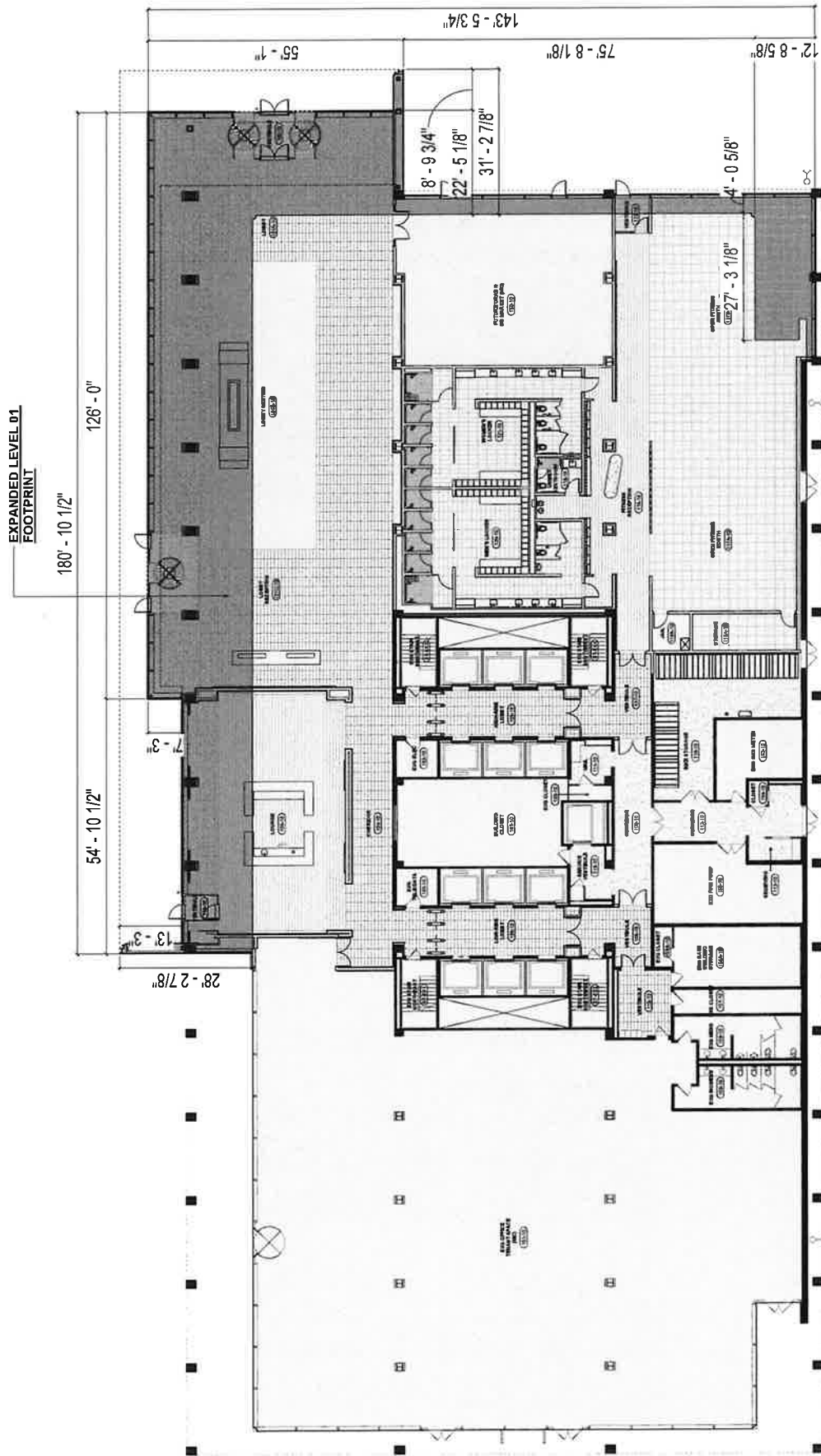
10 S. & 120 S. RIVERSIDE

FEBRUARY 9, 2023
MINOR CHANGE



FLOOR PLAN LEGEND

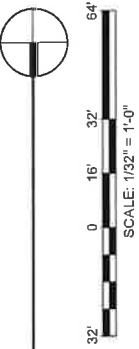
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- EXISTING BUILDING FOOTPRINT
- NEW ELEMENT
- ELEMENT TO REMAIN



1 10SR - LEVEL 01 FLOOR PLAN

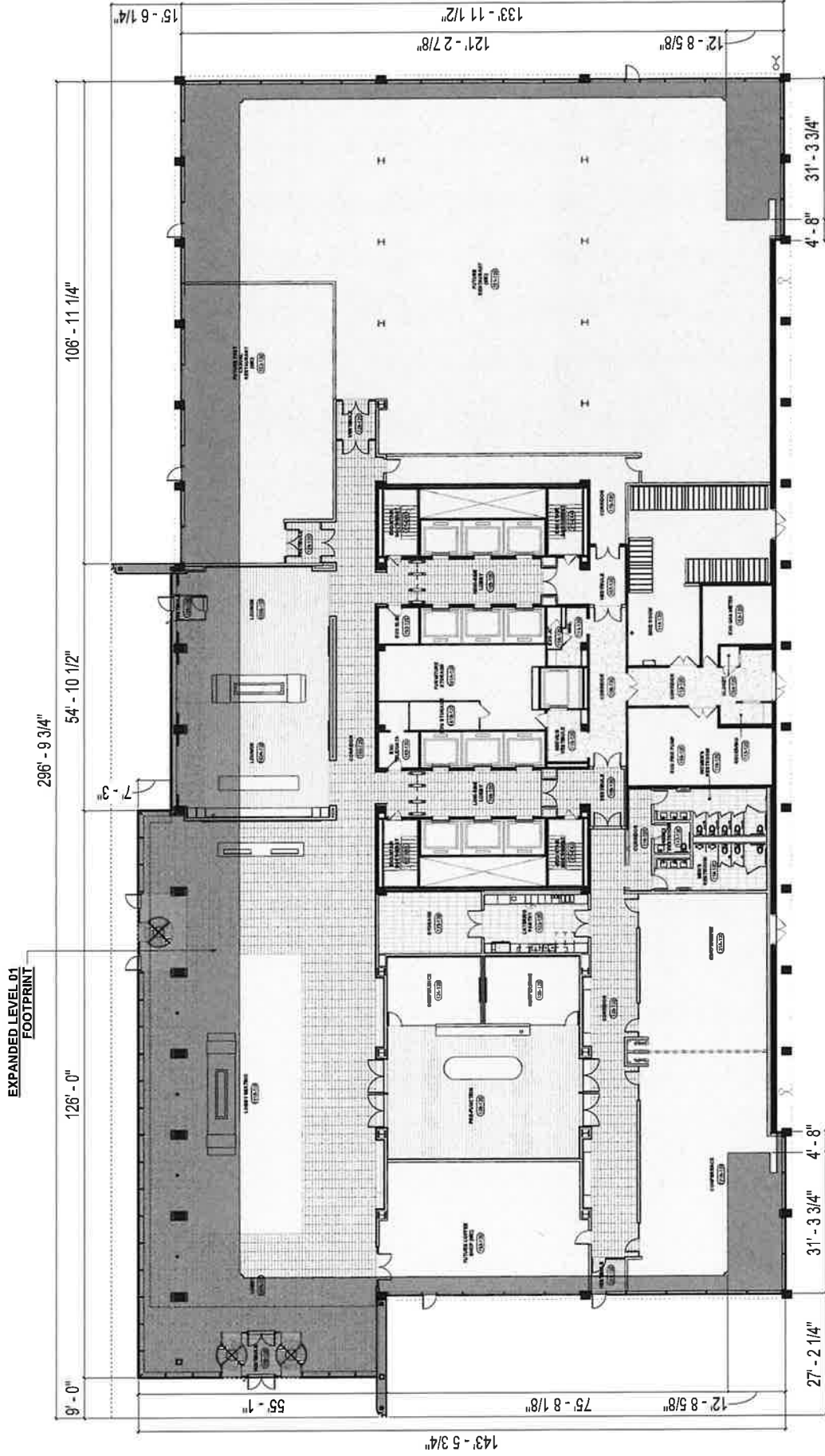
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DATE: FEBRUARY 9, 2023
MINOR CHANGE



FLOOR PLAN LEGEND

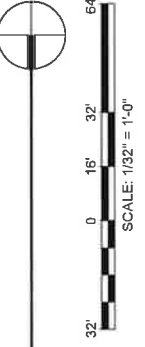
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- NEW ELEMENT
- ELEMENT TO REMAIN



1 120SR - LEVEL 01 FLOOR PLAN

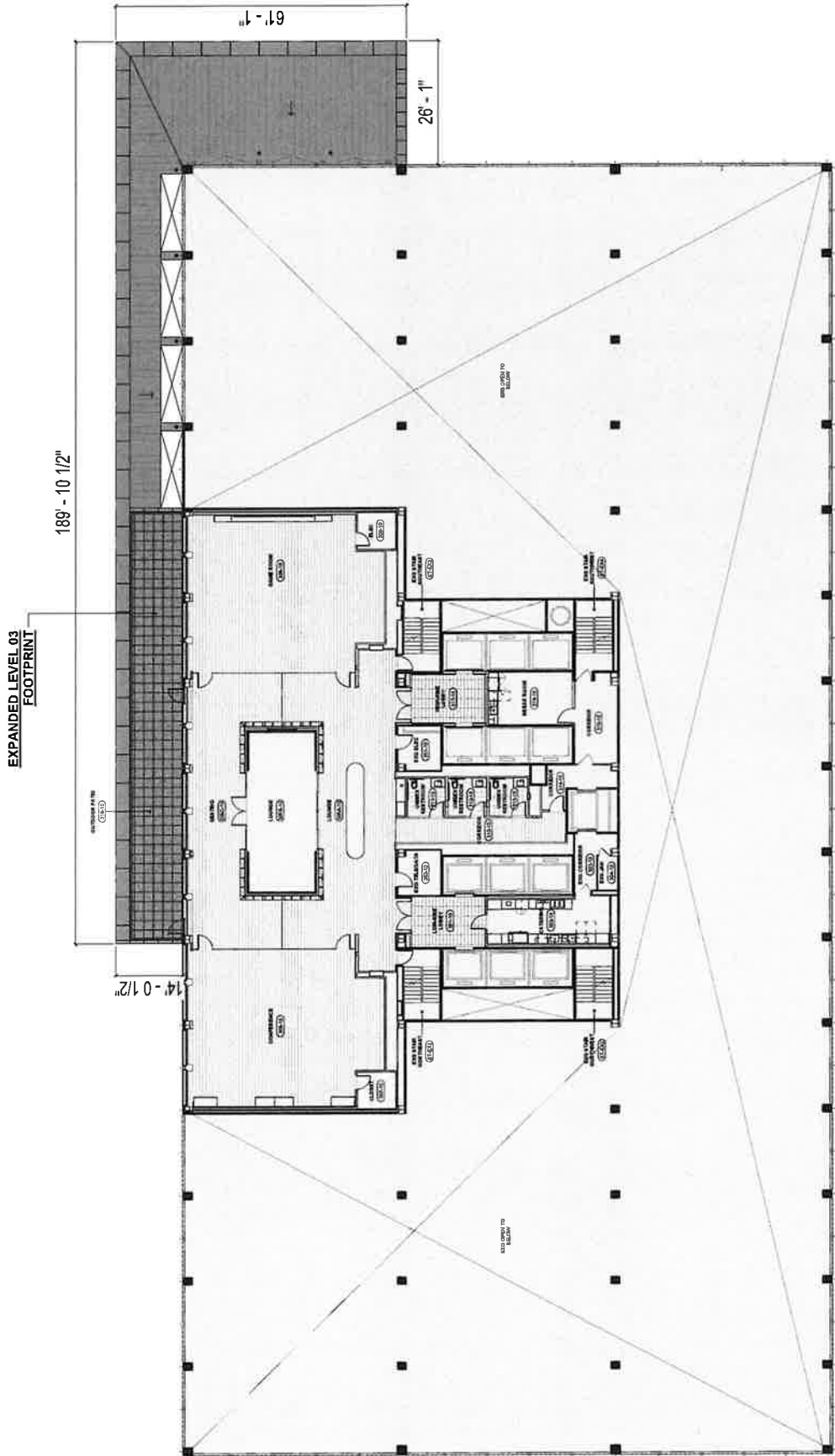
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DATE: FEBRUARY 9, 2023
MINOR CHANGE



FLOOR PLAN LEGEND

- NEW (EXPANDED) BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- NEW ELEMENT
- ELEMENT TO REMAIN



1 10SR - LEVEL 03 FLOOR PLAN

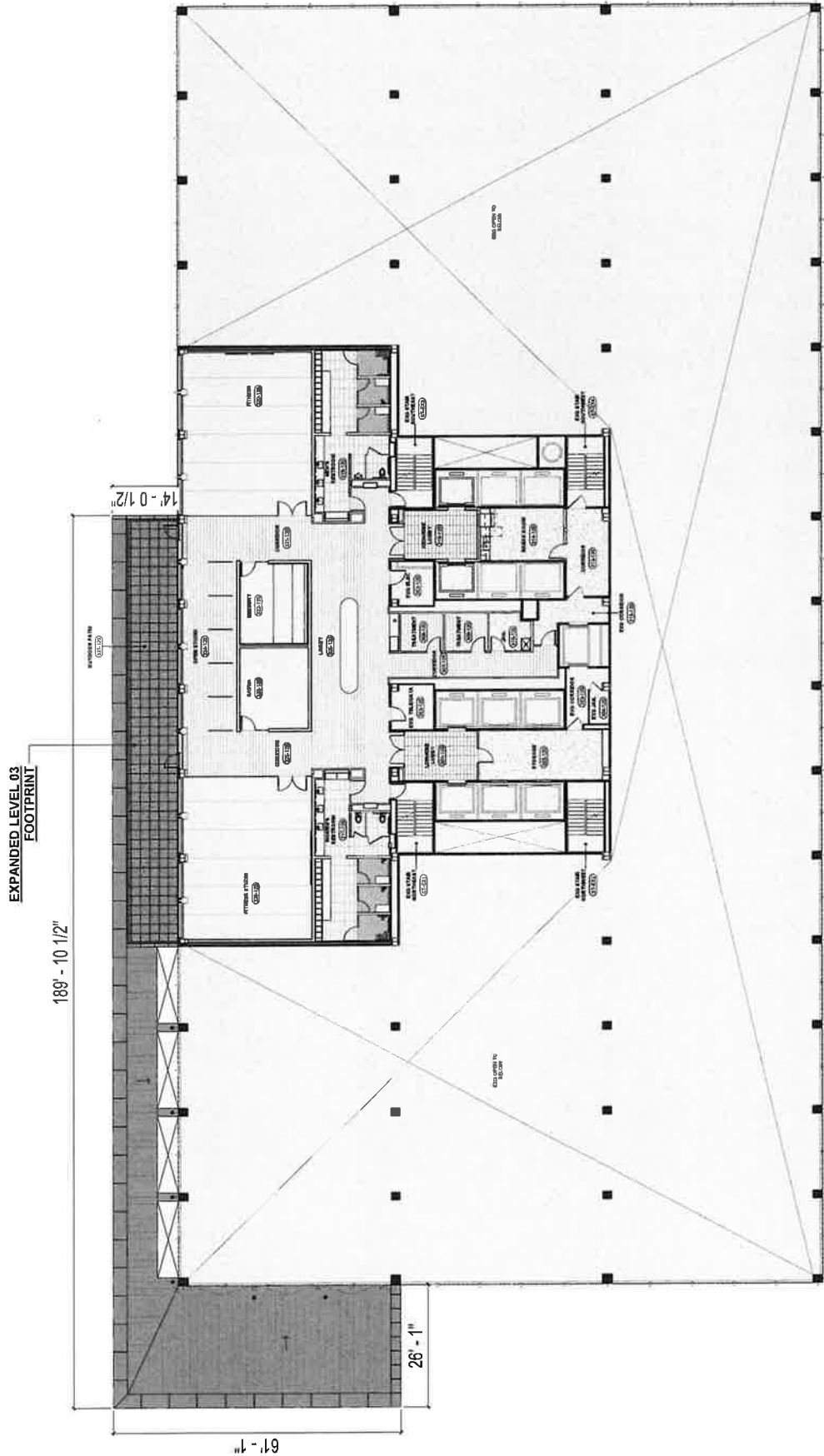
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DATE: FEBRUARY 9, 2023
MINOR CHANGE

SCB

FLOOR PLAN LEGEND

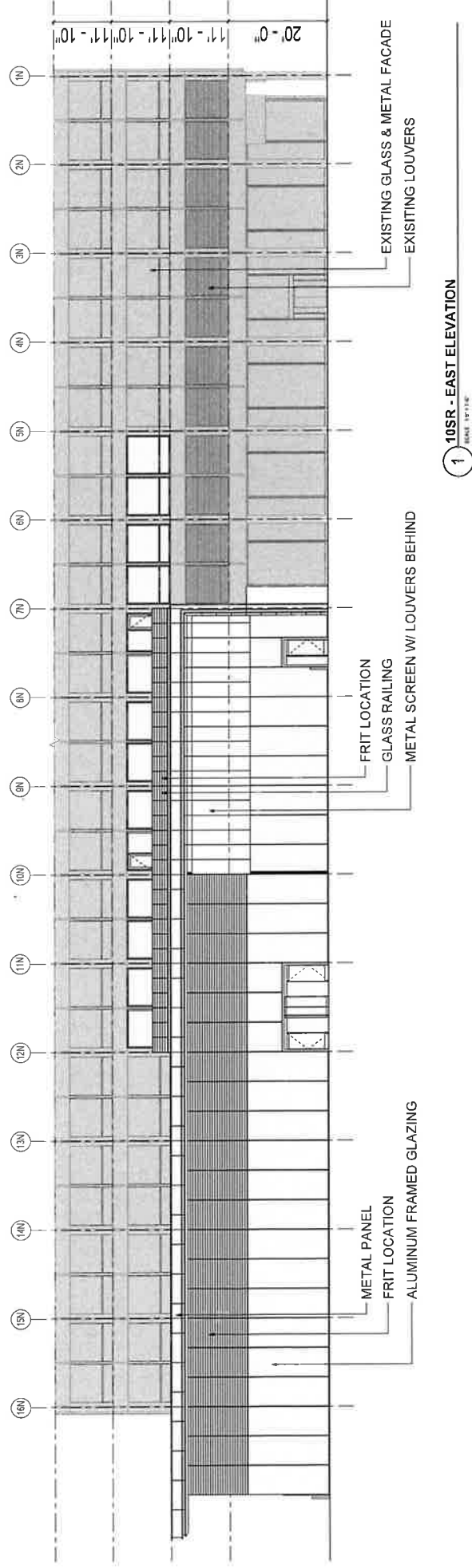
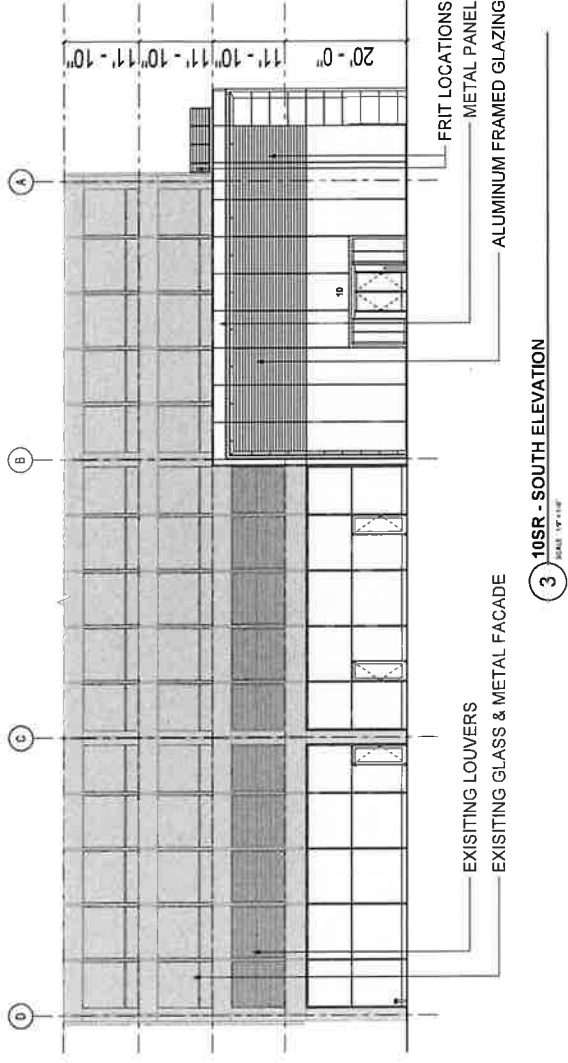
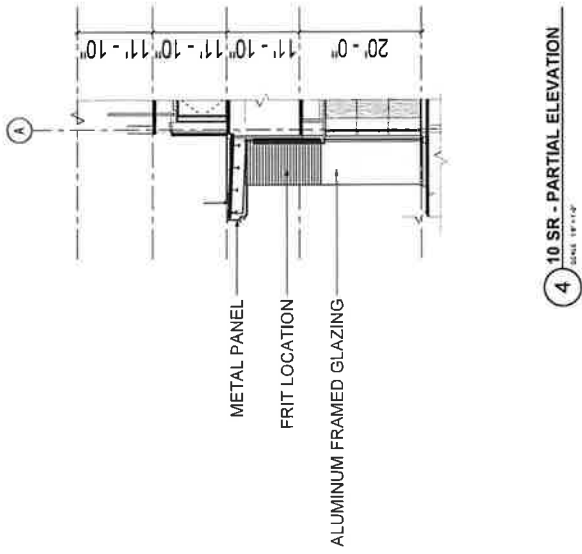
- NEW (EXPANDED) BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- NEW ELEMENT
- ELEMENT TO REMAIN



DATE: FEBRUARY 9, 2023
MINOR CHANGE

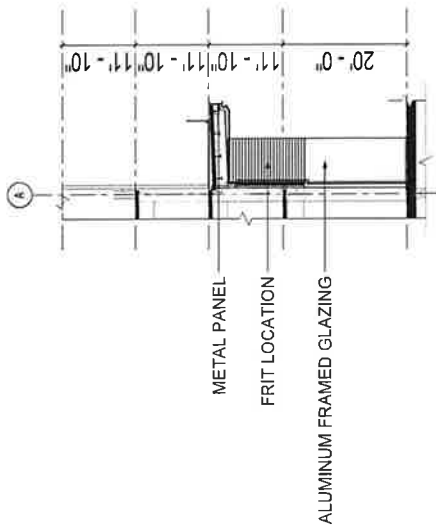
1 120SR - LEVEL 03 FLOOR PLAN



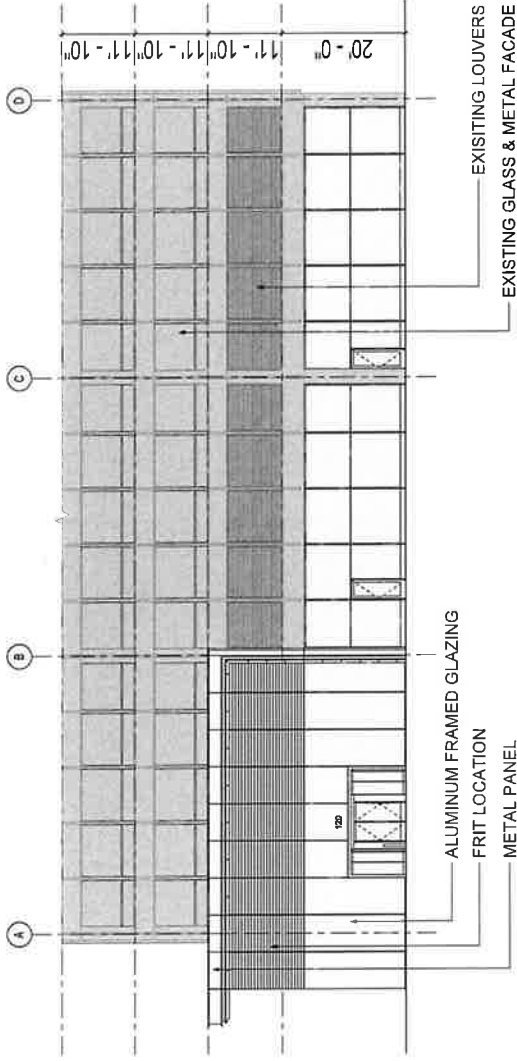


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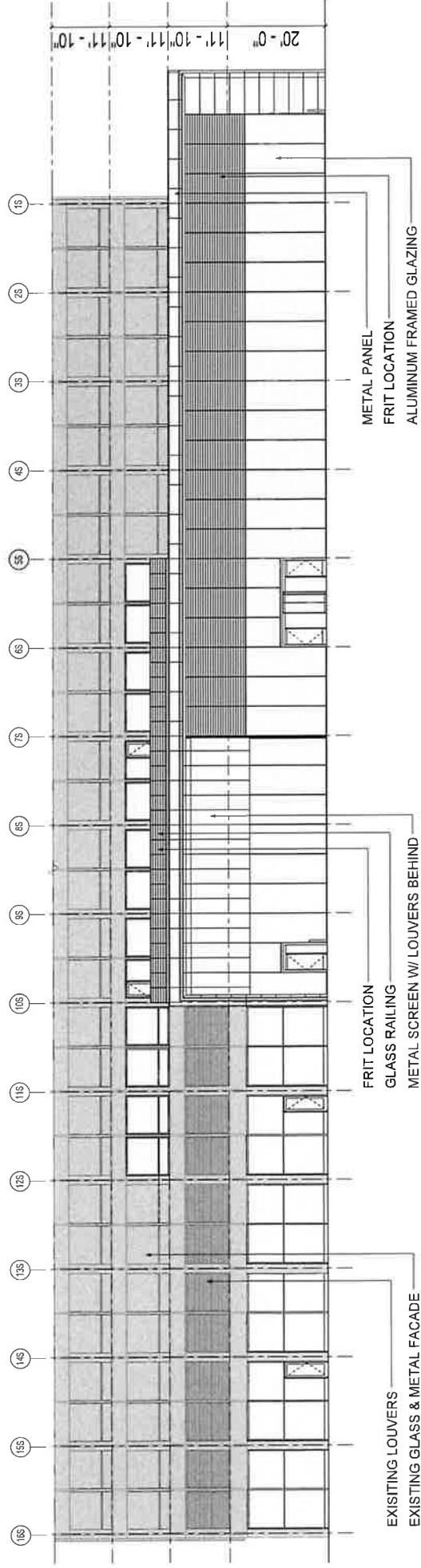
BUILDING ELEVATIONS - 10 S RIVERSIDE



4 120SR - PARTIAL ELEVATION
SCALE 1/8"=1'-0"



3 120SR - NORTH ELEVATION
SCALE 1/8"=1'-0"



1 120SR - EAST ELEVATION
SCALE 1/8"=1'-0"



DATE: FEBRUARY 9, 2023
MINOR CHANGE

BUILDING ELEVATIONS - 120 S RIVERSIDE



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 23, 2020

Anne Marie Schafer
1350 Ridgewood Drive
Highland Park, IL 60035
Annemarie.schafer@outlook.com

Re: Proposed real estate office at 120 S. Riverside Plaza, PD 27 Subarea B


Dear Ms. Schafer:

In response to your recent request, please be advised that the subject property is currently zoned Planned Development Number 27 ("PD 27"), Subarea B. You are seeking confirmation that a real estate office is a permitted use at this location.

Pursuant to Statement Number 5 of PD 27, the following uses are permitted: business offices and service type businesses, heliport, earth station receiving dish, and related uses. For Subarea B the uses consist of the following: an existing twenty-story structure containing business and commercial offices and related uses.

Based on this, it is our opinion that a real estate office is a permitted use at this location.

Sincerely,


Patrick Murphy
Zoning Administrator
Bureau of Zoning

C: Teresa McLaughlin, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 1, 2019

Mr. Micah Elliott
355 NW 58th St., Suite 400
Oklahoma City, OK 73112

Re: 500 W. Monroe St./26 S. Canal St.

Dear Mr. Elliott:

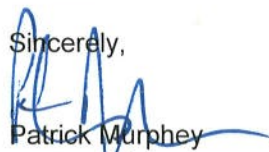
In response to your recent request, please be advised that the subject property is zoned DC-12 Downtown Core District. You are seeking to determine if the property's parking garage, of which 1,100 spaces are assigned to fulfill the parking requirements of Planned Development Number 27 ("PD 27"), is a legal conforming or nonconforming use.

In 1966, PD 27 was amended and the subject property, which at that time was a multi-story parking garage, was made part of the Planned Development. In a 1987 amendment to PD 27, the property was removed from PD 27. However, per Statement No. 9 of the PD, the applicant was to continue providing the 1,100 required off-street parking spaces within the existing garage as a legal non-conforming use until such time as the City Council designates the existing parking garage structure a B6-7 District. At that time, the applicant was to file a special use application with the Zoning Board of Appeals ("ZBA") to designate the existing garage as a special use until a replacement garage at Adams, Clinton, Quincy and Jefferson Sts. was completed.

A special use application (196-85-S) was approved by the ZBA on June 14, 1985, to establish the required parking garage at Adams, Clinton, Quincy and Jefferson Sts. and a restrictive covenant was also required to be filed with the Cook County Recorder of Deeds. However, we have no evidence that the parking garage was ever built or any restrictive covenant was filed for the property bounded by Clinton, Adams, Quincy and Jefferson.

As you indicated in your request letter, in 1989, the ZBA approved a special use (222-89-S) and an appeal (223-89-A) was sustained and reversed for the subject property at 500 W. Monroe St. Approval was granted to allow for 1,100 parking spaces to satisfy the required PD 27 parking requirements to be built within the proposed multi-story office building at 500 W. Monroe and 26 S. Canal. Per your request, an easement was created by deed of easement dated January 16, 1990, and recorded January 30, 1990 (document 90047309). You also indicated that pursuant to Section 17-4-0800 of the Zoning Ordinance, non-accessory parking is allowed within the Central Area Parking District only if reviewed and approved in accordance with the planned development procedures of Sec. 17-13-0600. However, the existing 1,100 space parking garage is a legal, non-conforming use and may continue to operate in accordance with the regulations of Chapter 17-15 of the Zoning Ordinance.

Sincerely,


Patrick Murphy
Zoning Administrator
Bureau of Zoning

C: Teresa McLaughlin, PD 27 Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 10, 2017

Scott E. Saef
Sidley Austin LLP
One South Dearborn Street
Chicago, IL 60603

**Re: Advisory Opinion for Planned Development No. 27
Proposed Cars.com high-rise sign at 300 S. Riverside Plaza**

Dear Mr. Saef:

In response to your recent request, please be advised that along with being in Planned Development Number 27, the property at 300 S. Riverside Plaza is also located within the Chicago River Corridor Special Sign District ("River District"). Therefore, in addition to the Planned Development and Section 17-12-1005-D High-Rise Building Sign Standards of the Chicago Zoning Ordinance ("Ordinance"), all signs must comply with Section 17-12-1104 of the Ordinance.

Pursuant to Section 17-12-1005-D, all high-rise building signs must be individual letter signs and may not be attached to roof-mounted structures that exist solely for the purpose of supporting the sign. The proposed sign is a cabinet box sign, not individual letters and would be attached to a new steel supporting structure that would exist solely for the purpose of supporting the sign. Additionally, the Cars.com sign measures 12'-9" in height, and 9'-6" of the sign would be located below the building's parapet wall and the remaining 3'-3" would extend above the parapet wall. Pursuant to Section 17-12-1104-B 2(c) of the Ordinance, high-rise building signs within the River District shall be located directly below the highest roof line of the building and shall not be illuminated, except that the letters may be halo-lit. The proposed sign would extend above the highest roof line of the building and from the information submitted, it appears the entire cabinet sign would be lit.

Therefore, the proposed sign does not comply with Sections 17-12-1005-D and 17-12-1104 of the Ordinance and is not permitted. If you have any questions or would like to discuss, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:tm

C: Joanna Angarone, Vicki Lozano, Main file

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 27, as amended, and B6-7 Restricted Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

West Madison Street; the west bank of the South Branch of the Chicago River; West Jackson Boulevard; a line from a point 302.83 feet east of South Canal Street along the south line of West Jackson Boulevard to be connected by a 400.35 foot arc with a chord of 399.84 feet, to a point 343.74 feet east of South Canal Street along the north line of West Van Buren Street; West Van Buren Street; and South Canal Street,

to the designation of Business Planned Development No. 27, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 27, as amended, Restricted Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

West Arcade Place; Canal Street; West Monroe Street; and Clinton Street.

to the designation of a B6-6 Restricted Central Business District, and a corresponding use district is hereby established in the area described above.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

Plan Of Development

Business Planned Development Number 27, As Amended

(Air Rights)

Statements

1. The area delineated herein as "Business Planned Development No. 27, as Amended", consists of air rights to property referred to herein as Sub Areas A, B, D, and E, as identified in the drawing attached hereto entitled "Property Line Map". Business Planned Development No. 27, as amended, is under the single designated control of The Equitable Life Assurance Society of the United States ("Equitable"), a New York corporation. Tishman Speyer Gateway Garage Venture ("Applicant"), an Illinois Limited Partnership, is the designated agent of Equitable for purposes of filing this application for an amendment to Planned Development No. 27, as amended.

2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.

4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.

5. The following uses shall be permitted within the area delineated herein as "Business Planned Development No. 27, as Amended": business offices and service type business and heliport and earth station receiving dish and related uses. For each Sub Area the uses will consist of the following:

- (1) Sub Area A: An existing, twenty-story structure containing business and commercial offices and related uses;
- (2) Sub Area B: An existing, twenty-story structure containing business and commercial offices and related uses;
- (3) Sub Area D: An existing, thirty-four story structure containing business and commercial offices and related uses;
- (4) Sub Area E: A business and commercial and heliport and earth station receiving dish and related use complex to be developed in phase and to consist of the following:
 - (a) Phase 1--An existing twenty-two story structure containing business and commercial and heliport and earth station receiving dish and related uses, consisting of a total of approximately 1,116,600 square feet of gross floor area;
 - (b) Phase 2--A forty-seven story structure containing business and commercial and related uses, which will be linked by a low-rise structure containing business and commercial and related uses to the building constructed in Phase 1, said Phase 2 to consist of a total of approximately 1,227,000 square feet of gross floor area.

6. Business and business identification signs may be permitted within the area delineated herein as "Business Planned Development No. 27, as Amended" subject to the review and approval of the Commissioner of the Department of Planning and of the Department of Inspectional Services.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of sixteen feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The height restriction of each building and any appurtenance attached thereto shall be subject to:
- (1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration; and
 - (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
9. Loading facilities will be provided in compliance with this Plan of Development. A minimum of One Thousand One Hundred (1,100) off-street parking spaces required by Business Planned Development No. 27, as amended, effective October 12, 1983, will be provided in a new facility on land owned and controlled by Tishman Speyer Quincy Venture, an Illinois Limited Partnership, located at Adams, Clinton, Quincy and Jefferson Streets, but not included within the boundaries of Planned Development No. 27, as amended. An application to the City of Chicago Zoning Board of Appeals will be filed on or about May 14, 1985, to obtain a variation in the nature of a special use for the location of accessory off-street parking at the above described location in order to construct this new parking facility. The applicant will continue to provide parking for Business Planned Development No. 27, as amended, at the existing garage at 26 South Canal Street as a legal non-conforming use until such time as the City Council designates the existing parking structure as a B6-7 Restricted Central Business District. At that time the applicant will file an additional application with the Zoning Board of Appeals to designate the existing garage as a special use to provide accessory parking for Business Planned Development No. 27, as amended until the replacement garage is completed at Adams, Clinton, Quincy and Jefferson Streets.

Applicant: Tishman Speyer Gateway Garage Venture,
an Illinois Limited Partnership
547 West Jackson Boulevard
Chicago, Illinois 60606

Date: February 4, 1985
Amended May 16, 1985

*Business Planned Development Number 27 As Amended
(Air Rights)
Planned Development Use And Bulk Regulation And Data*

Net Site Area

Sub Areas	Sq. Ft.	Acres	General Description of Land Use	Max. Bldg. Height
A	90,586	2.08	Business and commercial offices, service type business and related Uses	275' (El. + 302' C.C.D.)
B	91,247	2.09	Business and commercial offices, service type business and related Uses	275' (El. + 305' C.C.D.)
D	115,728	2.66	Business and commercial offices, service type business and related uses	440' (El. + 472.5 C.C.D.)
E	138,835	3.19	Business and commercial offices, service type business, heliport, earth station receiving dish and related uses	315' (Phase 1) El. + 345.0 C.C.D.) 624' (Phase 2) (El. + 654.0 C.C.D.)
Building Area Gross Sq. Feet	Max. F.A.R.	Max. % of Land Covered at Platform Level		
753,358	8.5	45%		
753,358	8.5	45%		
1,284,674	12.2	46.2%		
2,343,600	16.9	97%		
		(Phase 1: 40%)		
		(Phase 2: 57%)		

Gross Site Area = Net Site Area (10.02 acres) + area of public street (3.42 acres) = 13.44 acres

Maximum F.A.R. For Total Area: 11.77

Minimum Number of Parking Spaces provided for uses within Sub Areas A, B, D and E: 1,100¹.

Minimum Number of Loading Spaces: Sub Area A - 6

Sub Area B - 6

Sub Area D - 7

Sub Area E - 10 (Phase 1: 6 -Phase 2: 4)

Maximum Overall Per Cent of Land Covered: 62% of total Net Site Area

Applicant: Tishman Speyer Gateway
Garage Venture, an
Illinois Limited
Partnership, 547 West
Jackson Blvd.
Chicago, Illinois 60606

Date: February 4, 1985
Amended May 16, 1985

1. The applicant will continue to provide required parking at the existing parking structure located at 26 South Canal Street until completion of a replacement open parking structure located at 210 South Clinton Street on property owned and controlled by Tishman Speyer Quincy Venture, an Illinois Limited Partnership, outside the Planned Development Boundaries.

[Business Planned Development Zoning Maps printed on
pages 41135 through 41138 of this Journal.]

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY PARTICULAR AREAS.

The Committee on Zoning submitted the following report:

CHICAGO, April 1, 1986.

To the President and Members of the City Council:

Your Committee on Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinances transmitted herewith (referred to your committee on September 8, November 26 and December 10, 1986, January 14 and February 3, 1987) to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

This recommendation was concurred in by 7 members of the committee, with no dissenting vote.

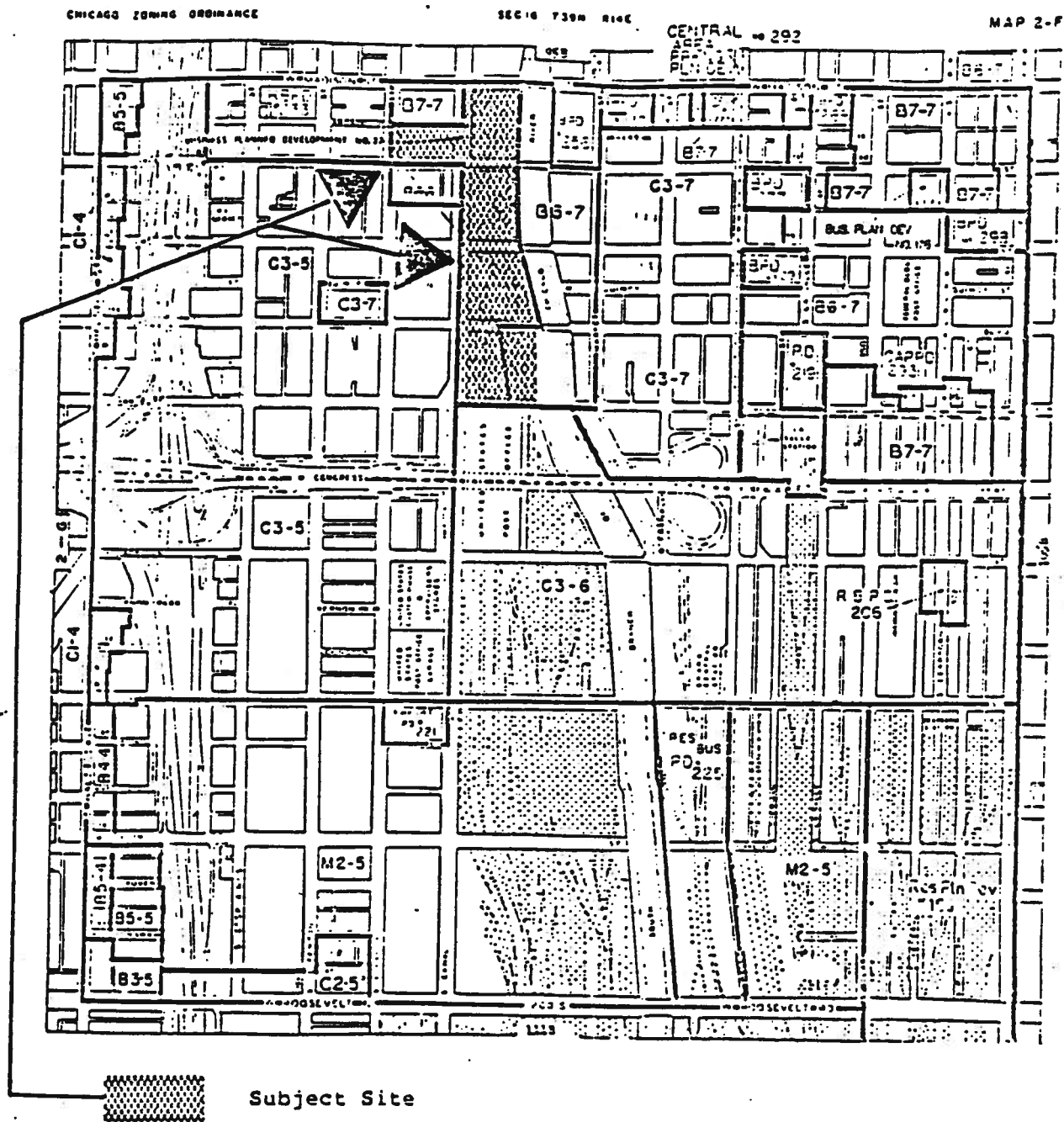
Respectfully submitted,
(Signed) TERRY M. GABINSKI,
Chairman.

(Continued on page 41139)

4/1/87

REPORTS OF COMMITTEES

41135



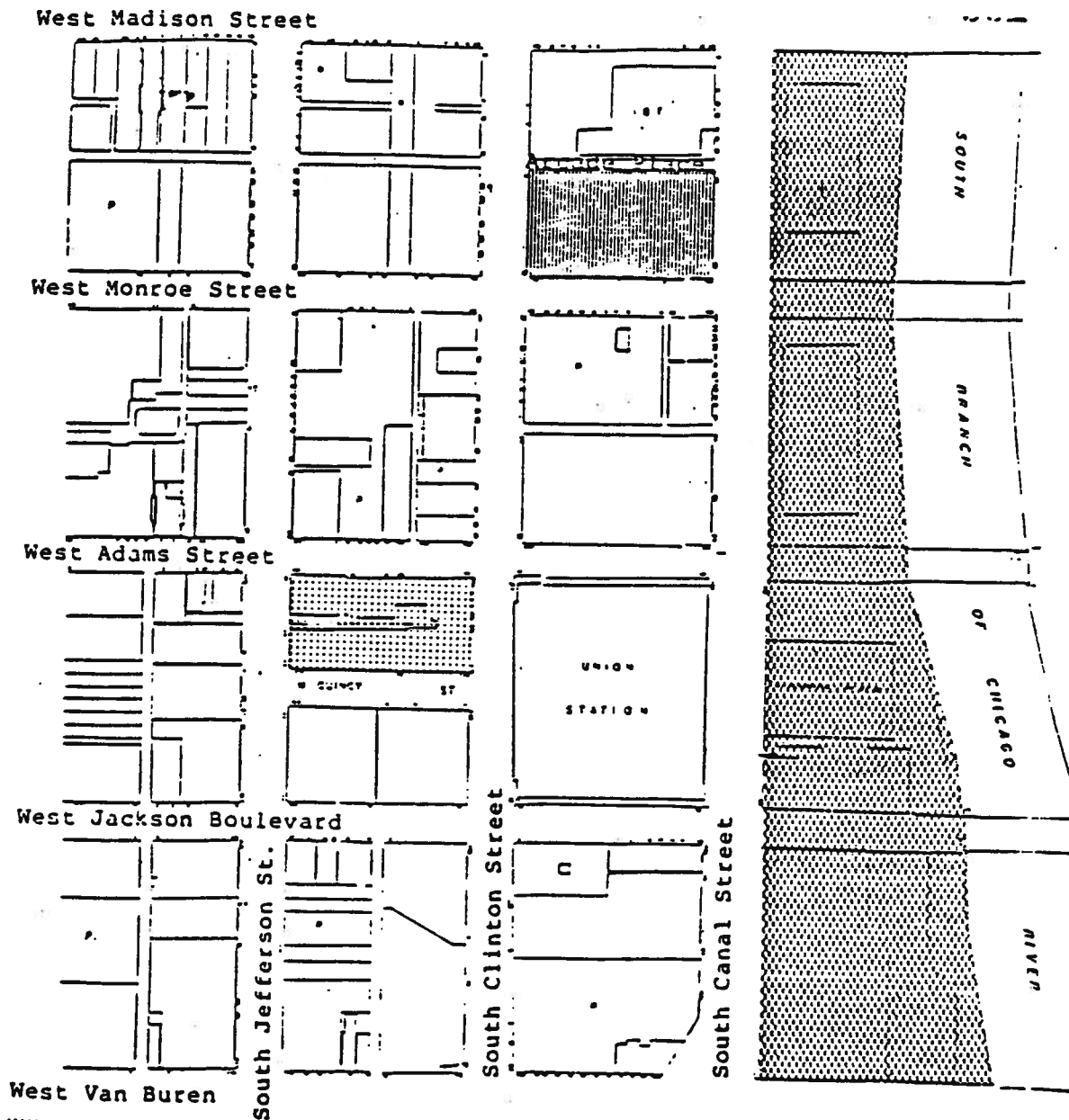
Applicant

Tishman Speyer Gateway Garage Venture,
an Illinois Limited Partnership
547 West Jackson Blvd.
Chicago, Illinois 60606

Date:

February 4, 1985

Existing Zoning Map



West Van Buren



Proposed area of B.P.D. No. 27, as Amended



Existing garage and proposed B6-7 District for office tower



Proposed accessory garage for B.P.D. No. 27, as Amended

Applicant:

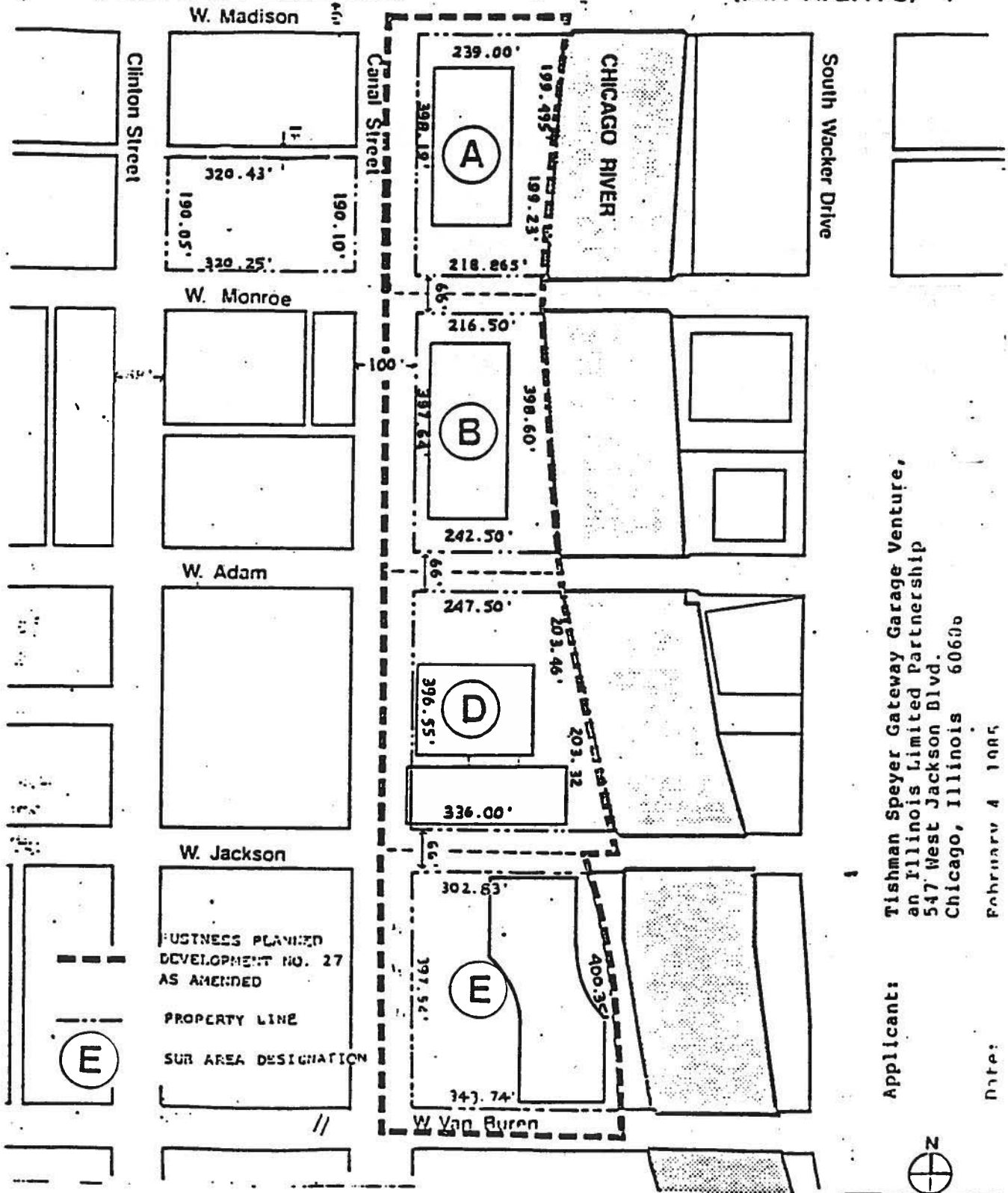
Tishman Speyer Gateway Garage Venture
 an Illinois Limited Partnership
 547 West Jackson Blvd.
 Chicago, Illinois 60606

Date:

February 4, 1985

Vicinity Map

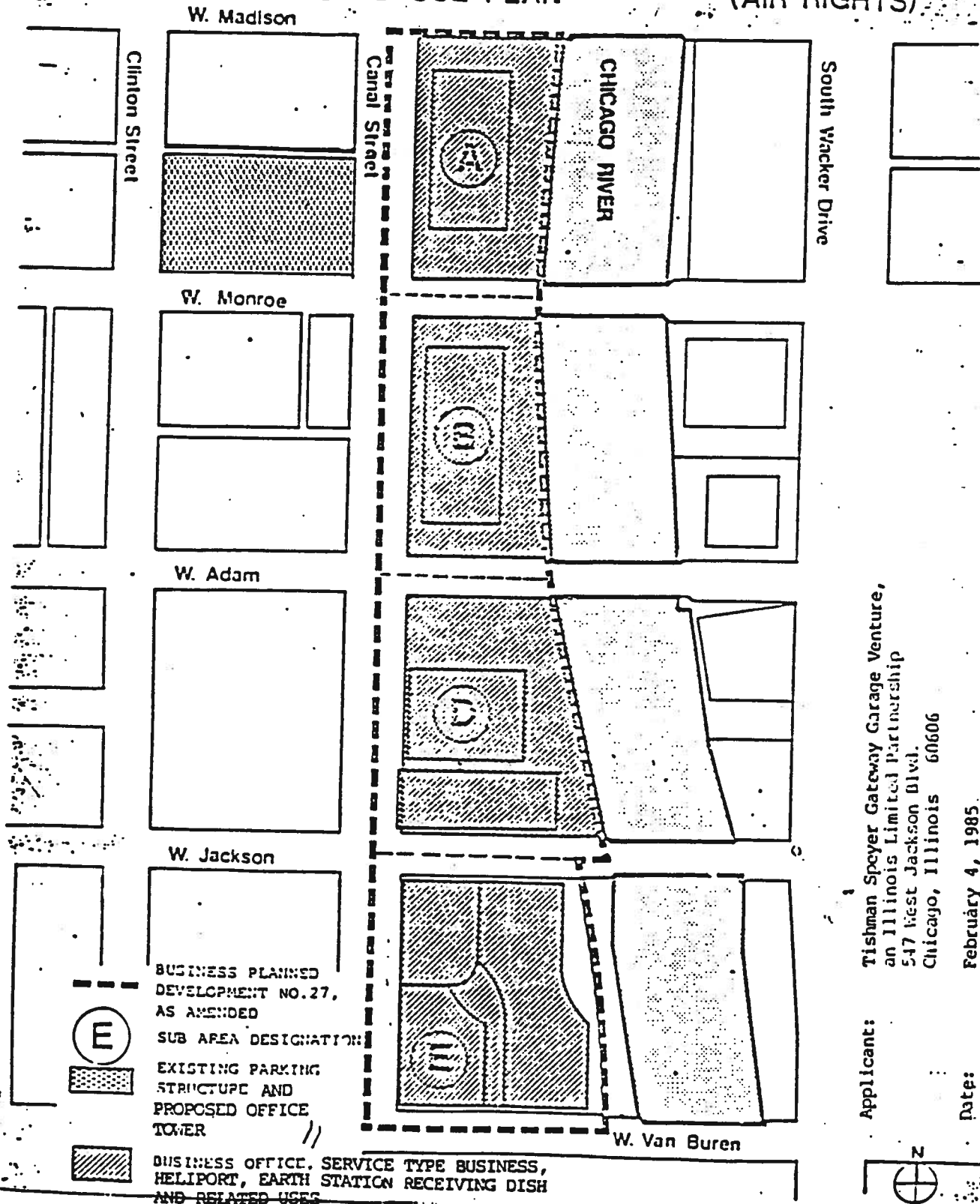
BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED PROPERTY LINE MAP (AIR RIGHTS)



Applicant: Tishman Speyer Gateway Garage Venture,
an Illinois Limited Partnership
547 West Jackson Blvd.
Chicago, Illinois 60606

Date: February 4, 1987

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED GENERALIZED LAND USE PLAN (AIR RIGHTS)



~~Yeas--Aldermen Roti, Rush, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Frost, Kotlarz, Banks, Damato, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuller, Volini, Orr, Stone--48.~~

~~Nays--None.~~

~~The following are said ordinances as passed:~~

~~*Reclassification of Area Shown on Map No. 1-I.*~~

~~*Be It Ordained by the City Council of the City of Chicago:*~~

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 1-I in the area bounded by~~

~~W. Lake Street; N. Talman Avenue; the alley next south of and parallel to W. Lake Street; and a line 175 feet west of and parallel to N. Talman Avenue,~~

~~to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.~~

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

~~*Reclassification of Area Shown on Map No. 2-F.*~~

~~*Be It Ordained by the City Council of the City of Chicago:*~~

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 27 symbols and indications as shown on Map No. 2-F in the area bounded by~~

~~W. Madison Street; the west bank of the South Branch of the Chicago River; W. Jackson Boulevard; a line from a point 191.3 feet east of S. Canal Street along the south line of W. Jackson Boulevard to be connected by a 400.35 foot arc with a chord of 399.84 feet, to a point 231.21 feet east of S. Canal Street along the north line of W. Van Buren Street; W. Van Buren Street; S. Canal Street; W. Monroe Street; S. Clinton Street; W. Arcade Place; and S. Canal Street,~~

~~to the designation of Business Planned Development No. 27, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.~~

~~[Planned Development printed on pages 2380 thru
2382 of this Journal.]~~

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

~~*Reclassification of Area Shown on Map No. 2-G.*~~

~~*Be It Ordained by the City Council of the City of Chicago:*~~

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 2-G in the area bounded by~~

~~W. Van Buren Street; a line 125.54 feet east of S. Sangamon Street and the Eisenhower Expressway (Congress Street); and S. Sangamon Street,~~

~~(Continued on page 2383)~~

PLAN OF DEVELOPMENTBUSINESS PLANNED DEVELOPMENT NO. 27, AS AMENDED(AIR RIGHTS)STATEMENTS

1. The area delineated herein as "Business Planned Development No. 27, as Amended" consists of air rights to property referred to herein as Sub Areas A, B, C, D and E, as identified in the drawing attached hereto entitled "Property Line Map." Business Planned Development No. 27, as Amended, is under the single designated control of The Equitable Life Assurance Society of the United States, a New York Corporation. TJC Associates ("Applicant"), an Illinois Limited Partnership, is the designated agent of The Equitable Life Assurance Society of the United States for purposes of filing this application for an amendment to Planned Development No. 27, as Amended.
2. The height restrictions for any building or any other appurtenance thereto shall be subject to height

APPLICANT: TJC Associates
as agent for The Equitable Life Assurance Society
of the United States
120 South Riverside Plaza
Chicago, Illinois 60606

DATE: March 8, 1983

limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.

4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.

5. The following uses shall be permitted within the area delineated herein as "Business Planned Development No. 27, as Amended": business offices and service type business and heliport and earth station receiving dish and related uses and required parking. For each Sub Area the uses will consist of the following:

APPLICANT: TJC Associates
as agent for The Equitable Life Assurance Society
of the United States
140 South Riverside Plaza
Chicago, Illinois 60606

DATE: March 8, 1983

- (1) Sub Area A: An existing, twenty-story structure containing business and commercial offices and related uses;
- (2) Sub Area B: An existing, twenty-story structure containing business and commercial offices and related uses;
- (3) Sub Area C: An existing, six-story parking garage facility and related uses;
- (4) Sub Area D: An existing, thirty-four story structure containing business and commercial offices and related uses;
- (5) Sub Area E: A business and commercial and heliport and earth station receiving dish and related use complex to be developed in phases and to consist of the following:

APPLICANT: TJC Associates

as agent for The Equitable Life Assurance Society
of the United States
120 South Riverside Plaza
Chicago, Illinois 60606

DATE: March 8, 1983

- (a) Phase 1--A twenty-two story structure containing business and commercial and heliport and earth station receiving dish and related uses, to consist of a total of approximately 1,116,600 square feet of gross floor area;
- (b) Phase 2--A forty-seven story structure containing business and commercial and related uses, which will be linked by a low-rise structure containing business and commercial and related uses to the building constructed in Phase 1, said Phase 2 to consist of a total of approximately 1,227,000 square feet of gross floor area.

6. Business and business identification signs may be permitted within the area delineated herein as "Business Planned Development No. 27, as Amended" subject to the

APPLICANT: TJC Associates;
as agent for The Equitable Life Assurance Society
of the United States
120 South Riverside Plaza
Chicago, Illinois 60606

DATE: March 8, 1983

review and approval of the Commissioner of the Department of Planning and of the Department of Inspectional Services.

7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of sixteen feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

8. The height restriction of each building and any appurtenance attached thereto shall be subject to:

- (1) Height limitations as certified on Form
FAA-117 (or on successor form or forms

APPLICANT: TJC Associates
as agent for The Equitable Life Assurance Society
of the United States
120 South Riverside Plaza
Chicago, Illinois 60606

DATE: March 8, 1983

covering the same subject matter) and approved by the Federal Aviation Administration; and

- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.

9. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.

10. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Business Planned Development No. 27, as Amended", and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.

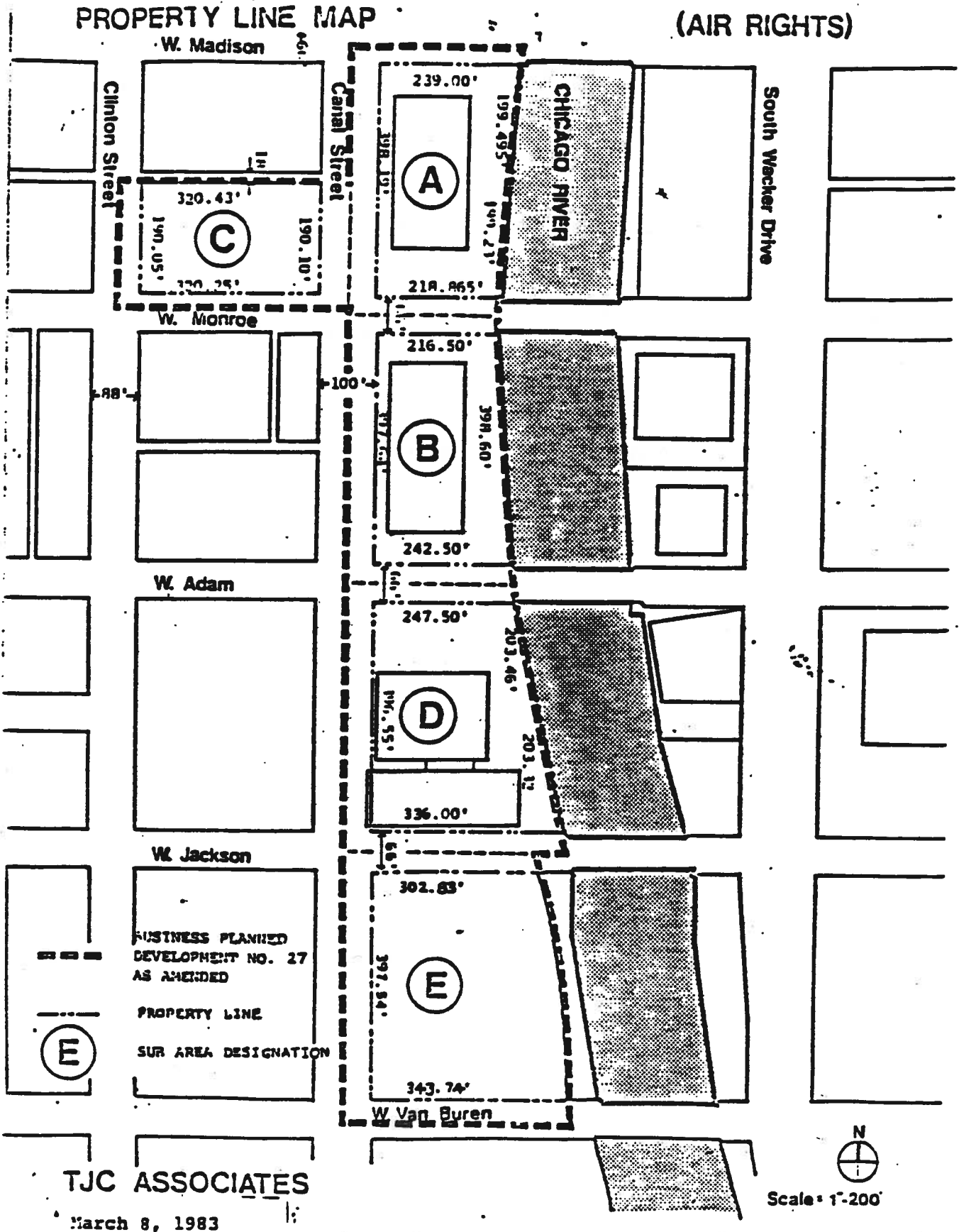
APPLICANT: TJC Associates
as agent for The Equitable Life Assurance Society
of the United States
120 South Riverside Plaza
Chicago, Illinois 60606

DATE: March 8, 1983

11. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

APPLICANT: TJC Associates
as agent for The Equitable Life Assurance Society
of the United States
120 South Riverside Plaza
Chicago, Illinois 60606

DATE: March 8, 1983



BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

— ZONING DISTRICT



MUNICIPAL FACILITIES -
PARKS



OTHER PUBLIC, QUASI-PUBLIC
AND PRIVATE INSTITUTIONS &
FACILITIES



PREFERENTIAL STREETS



BUSINESS PLANNED DEVELOPMENT
NO. 27 AS AMENDED

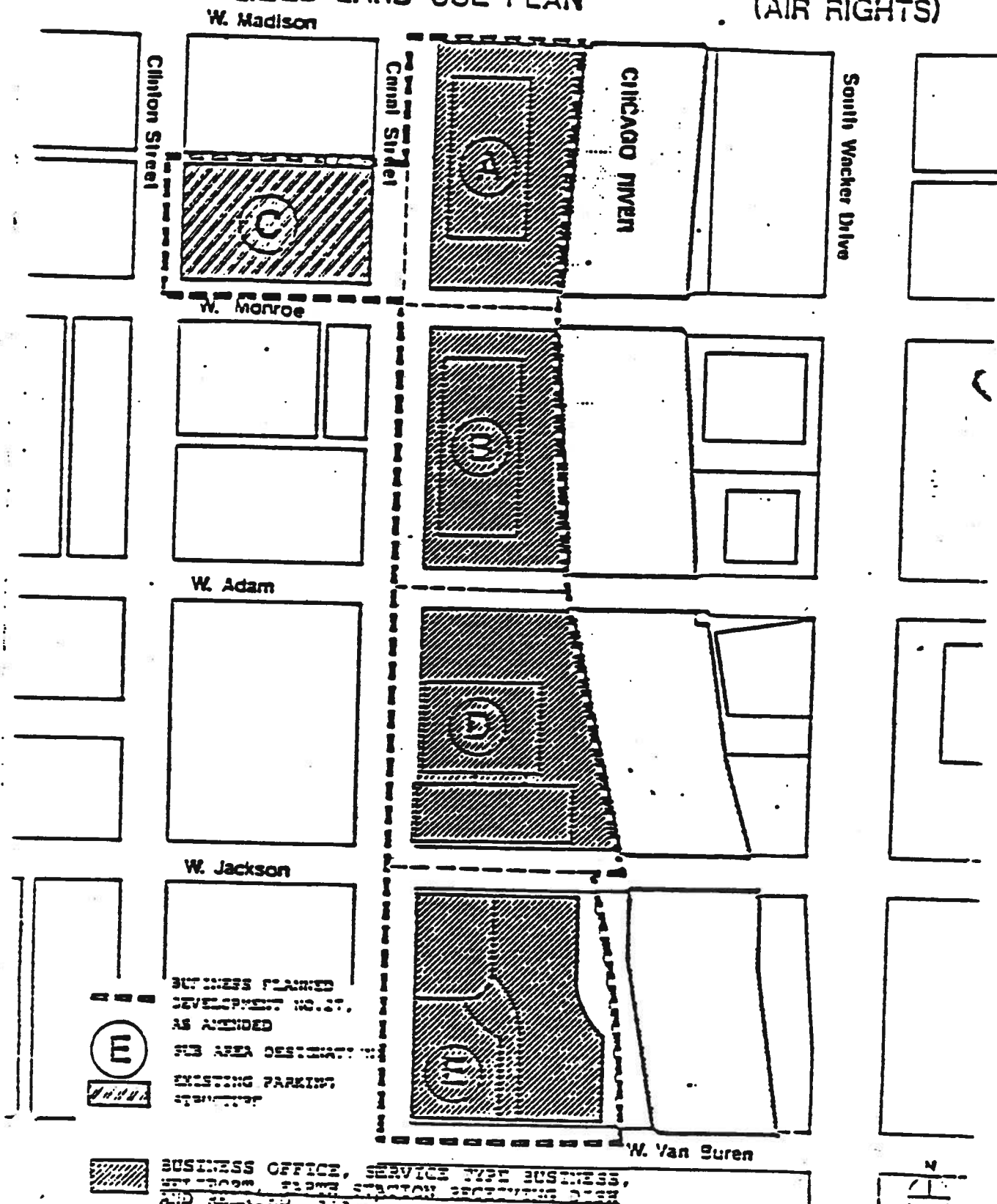
TJC ASSOCIATES

CHICAGO, ILLINOIS

SCALE: 1"=1000.0'
DATE: March 8, 1983

GENERALIZED LAND USE PLAN

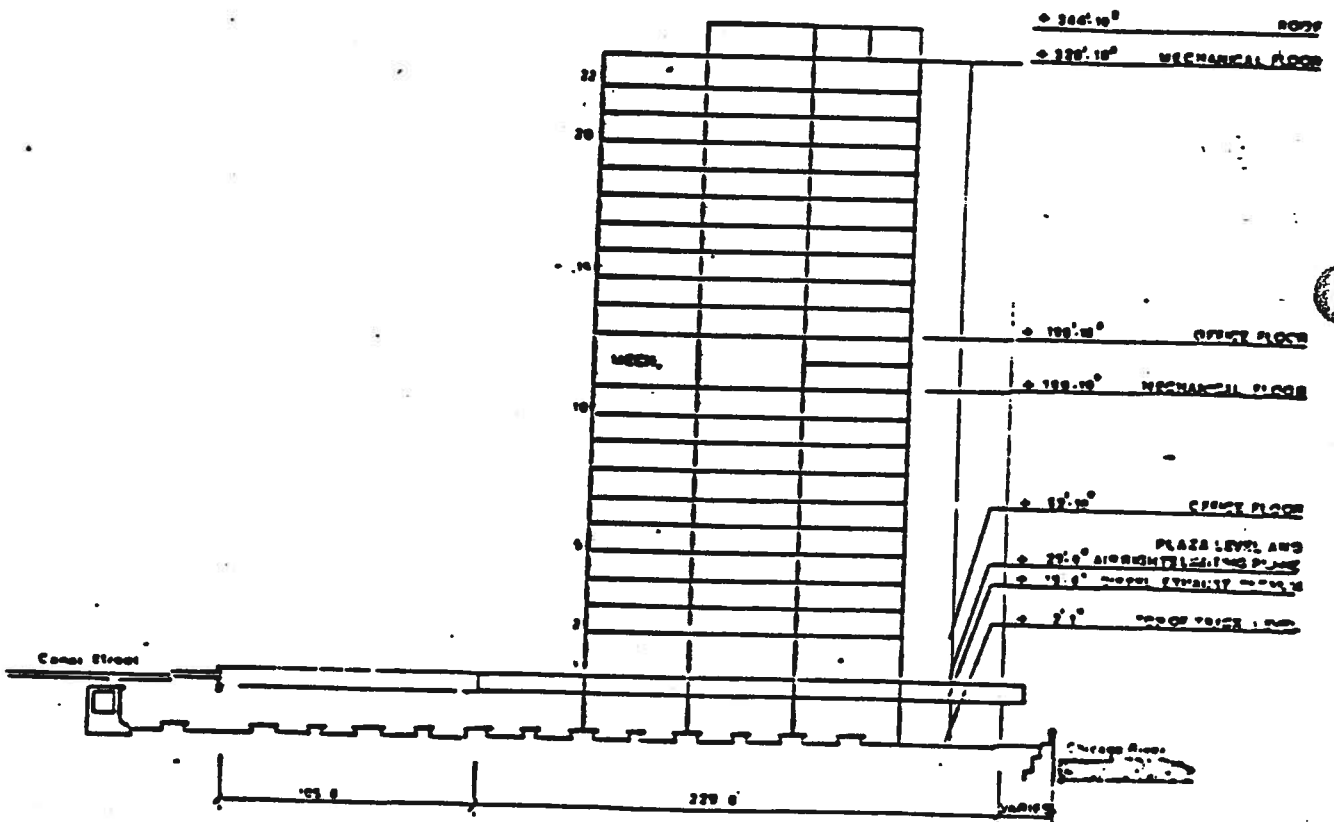
(AIR RIGHTS)



TJC ASSOCIATES
March 8, 1983

Scale: 1"=200'

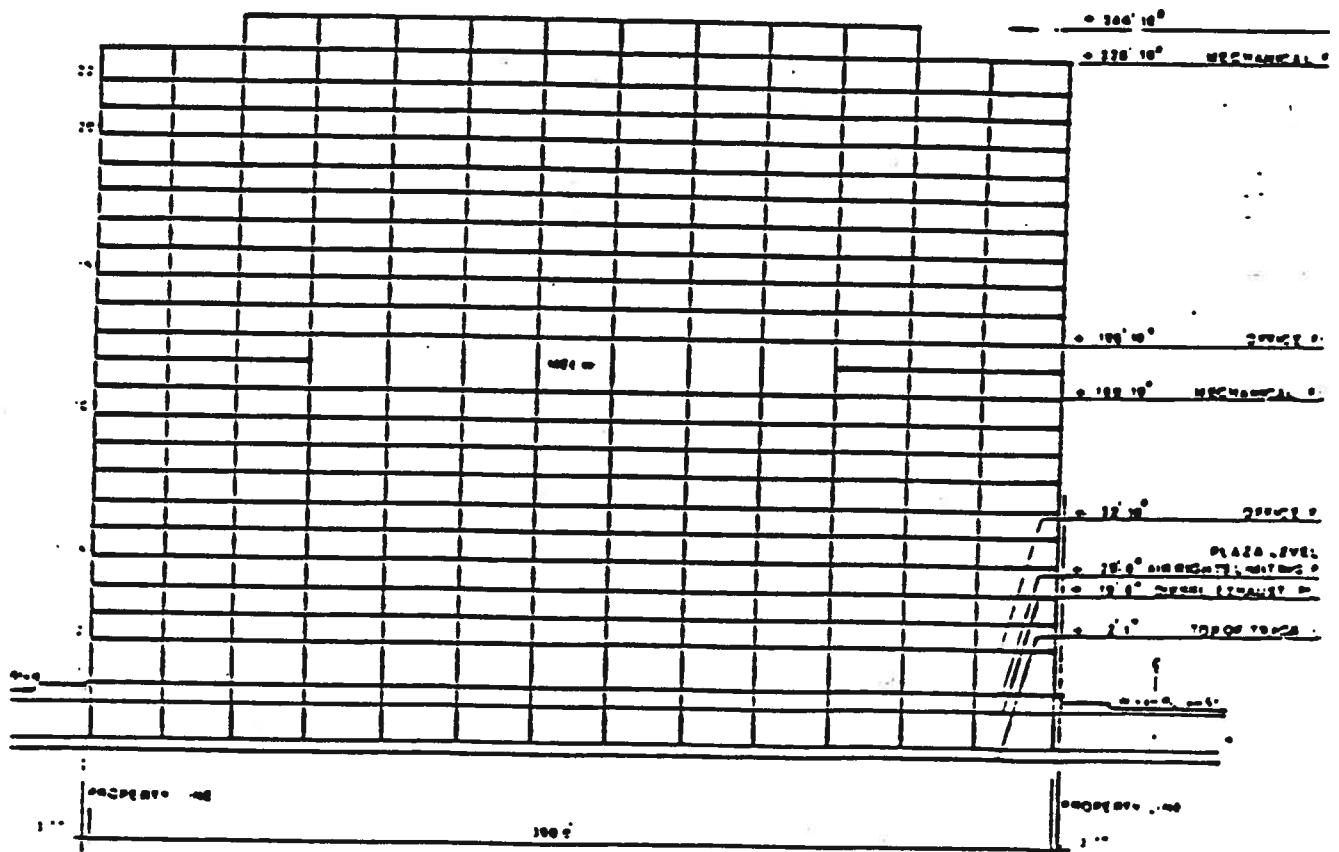
BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED (AIR RIGHTS)



TJC ASSOCIATES

March 8, 1983

LOGNESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)

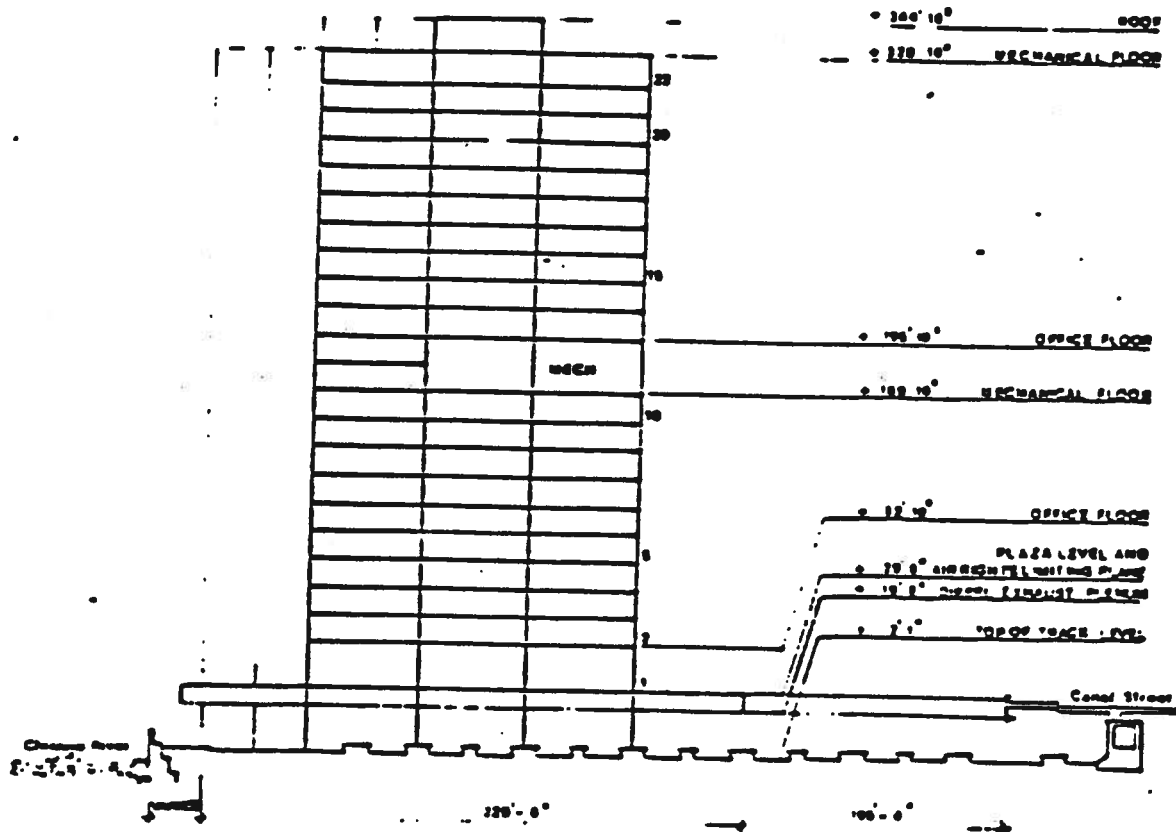


SECTION - LOOKING EAST

TJC ASSOCIATES

March 8, 1983

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED (AIR-RIGHTS)

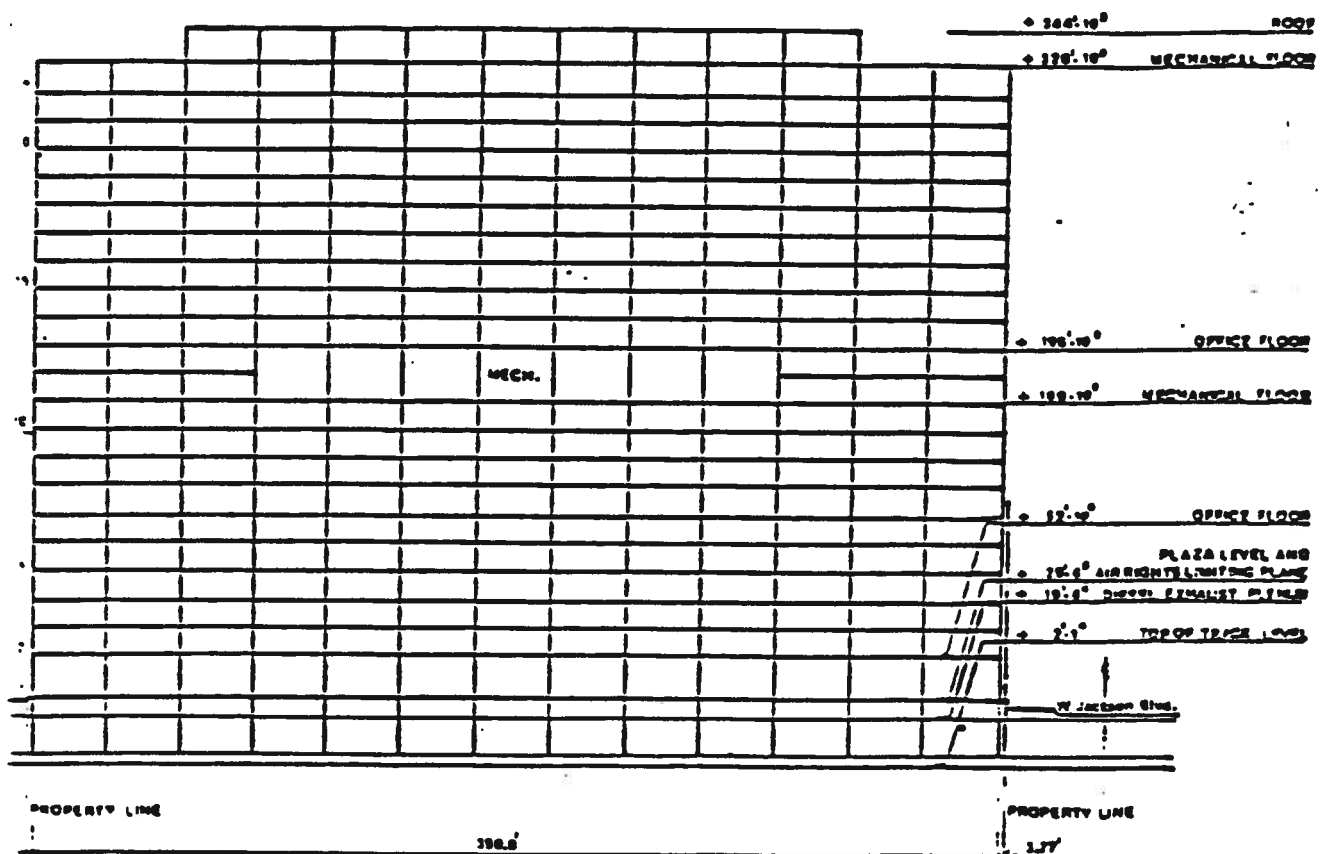


SECTION - LOOKING SOUTH

TJC ASSOCIATES

March 8, 1983

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED (AIR RIGHTS)

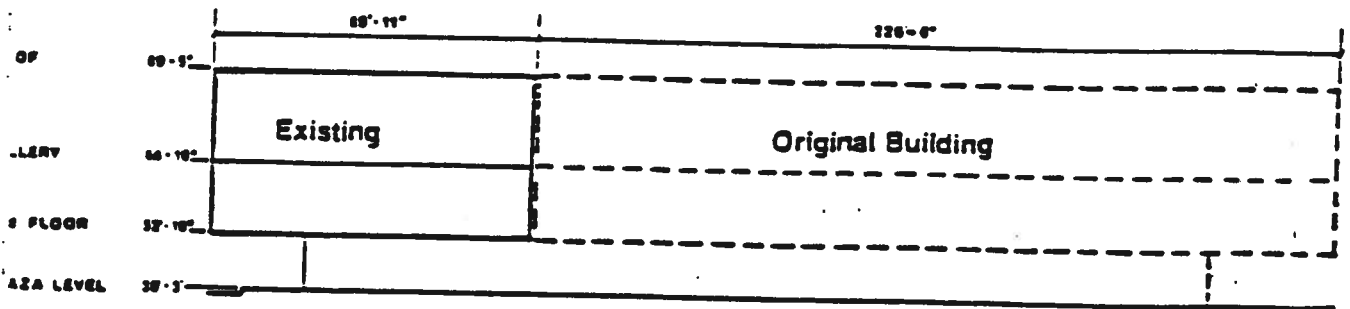


SECTION - LOOKING WEST

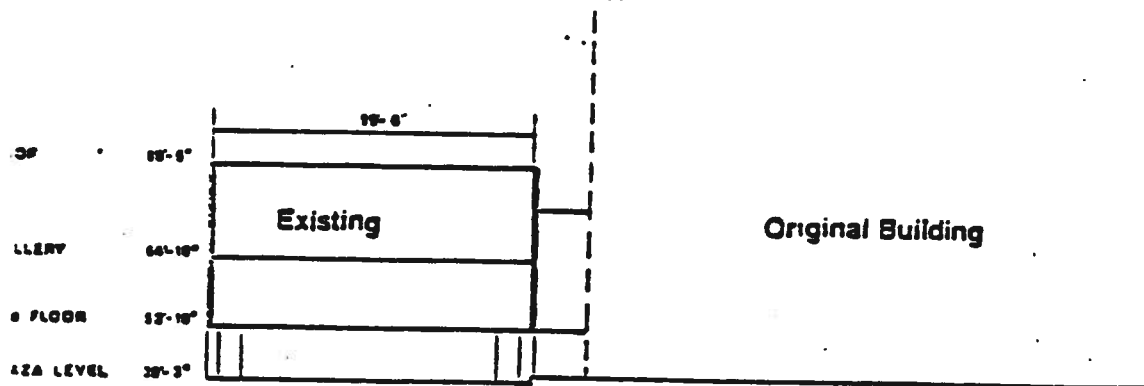
MC ASSOCIATES

March 8, 1983

(AIR RIGHTS)



SECTION - LOOKING NORTH

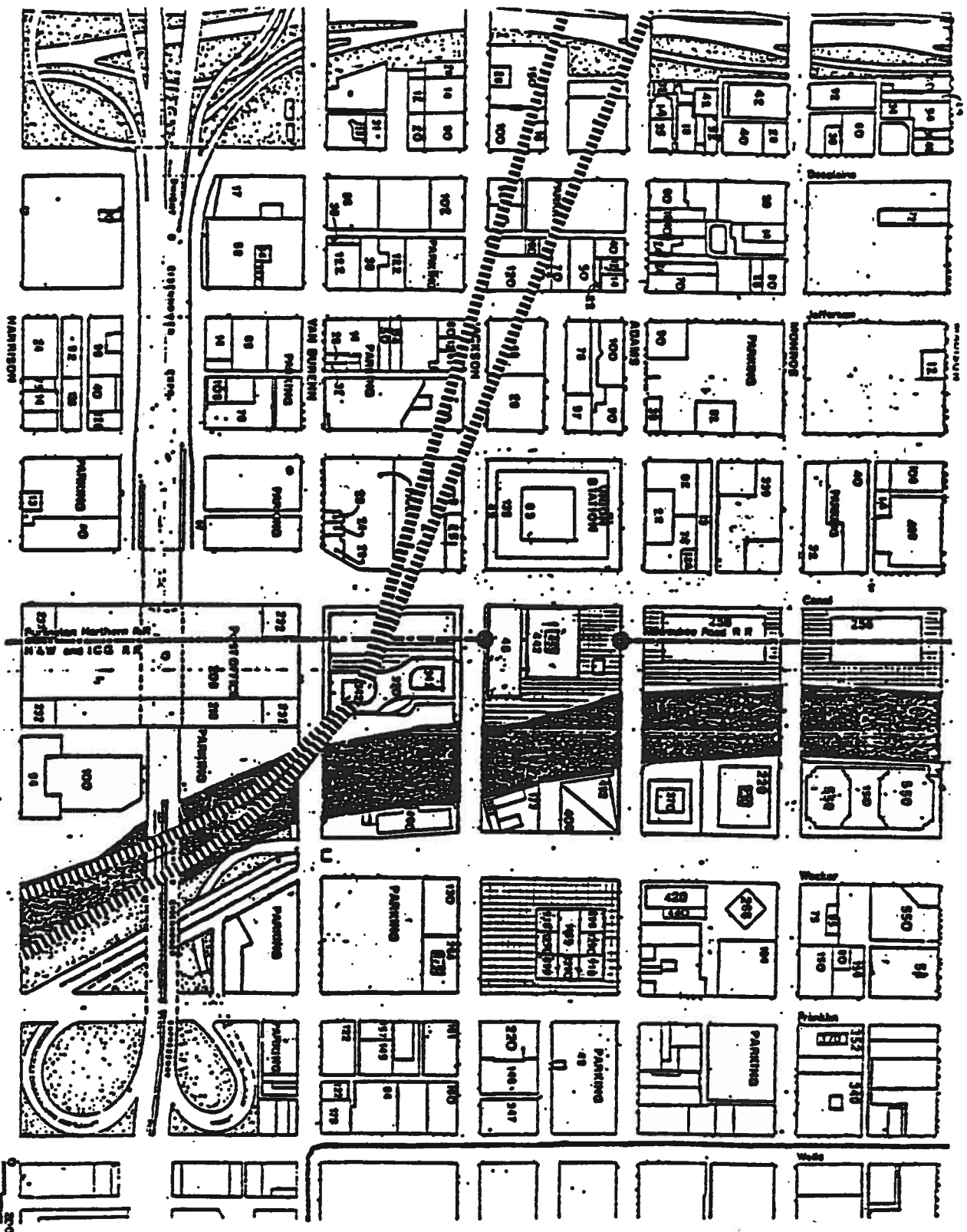


SECTION - LOOKING WEST

TJC ASSOCIATES

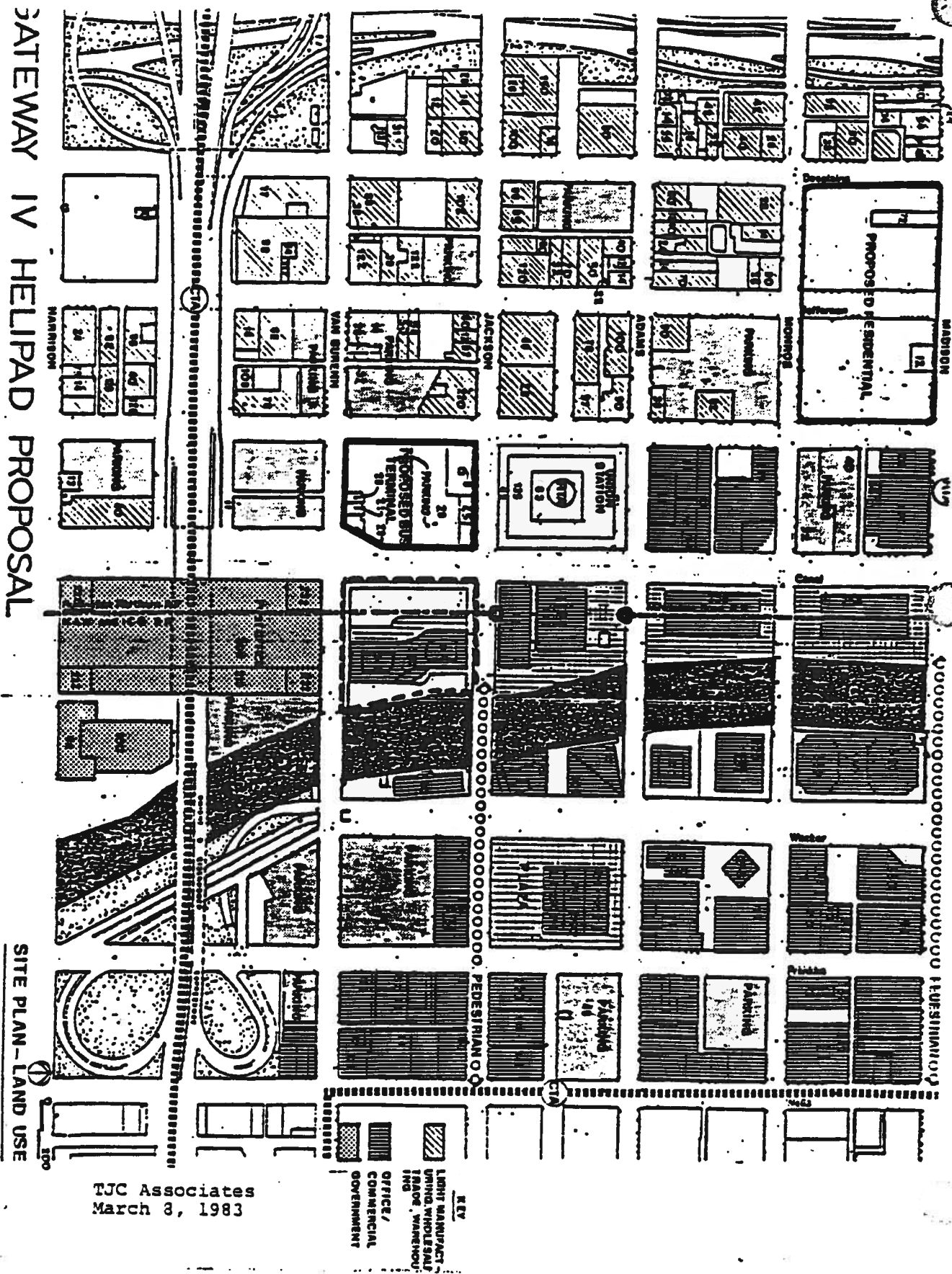
March 8, 1983

STATEWAY IV HELIPAD PROPOSAL



TJC Associates
March 8, 1983

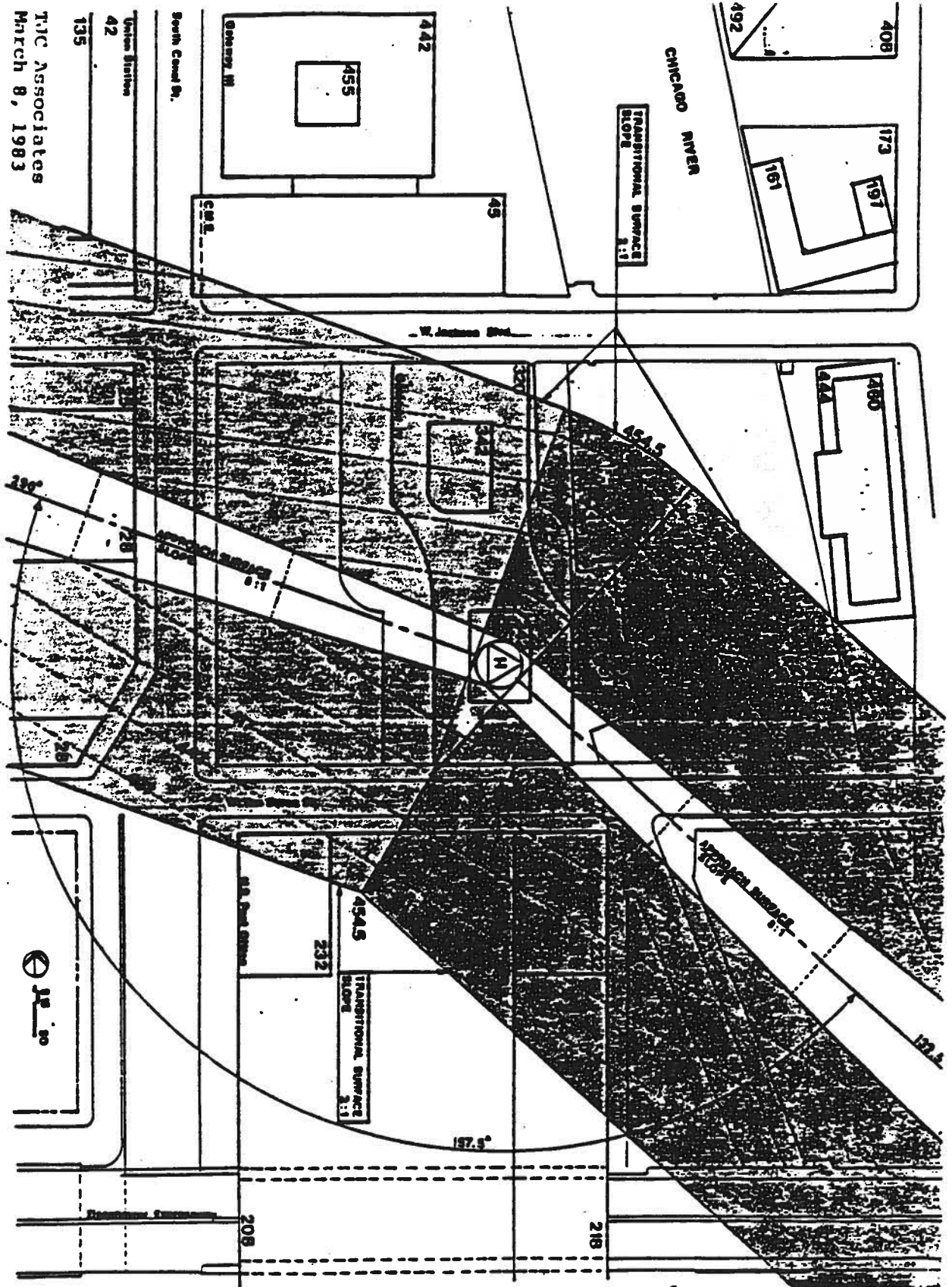
GATEWAY IV HELIPAD PROPOSAL



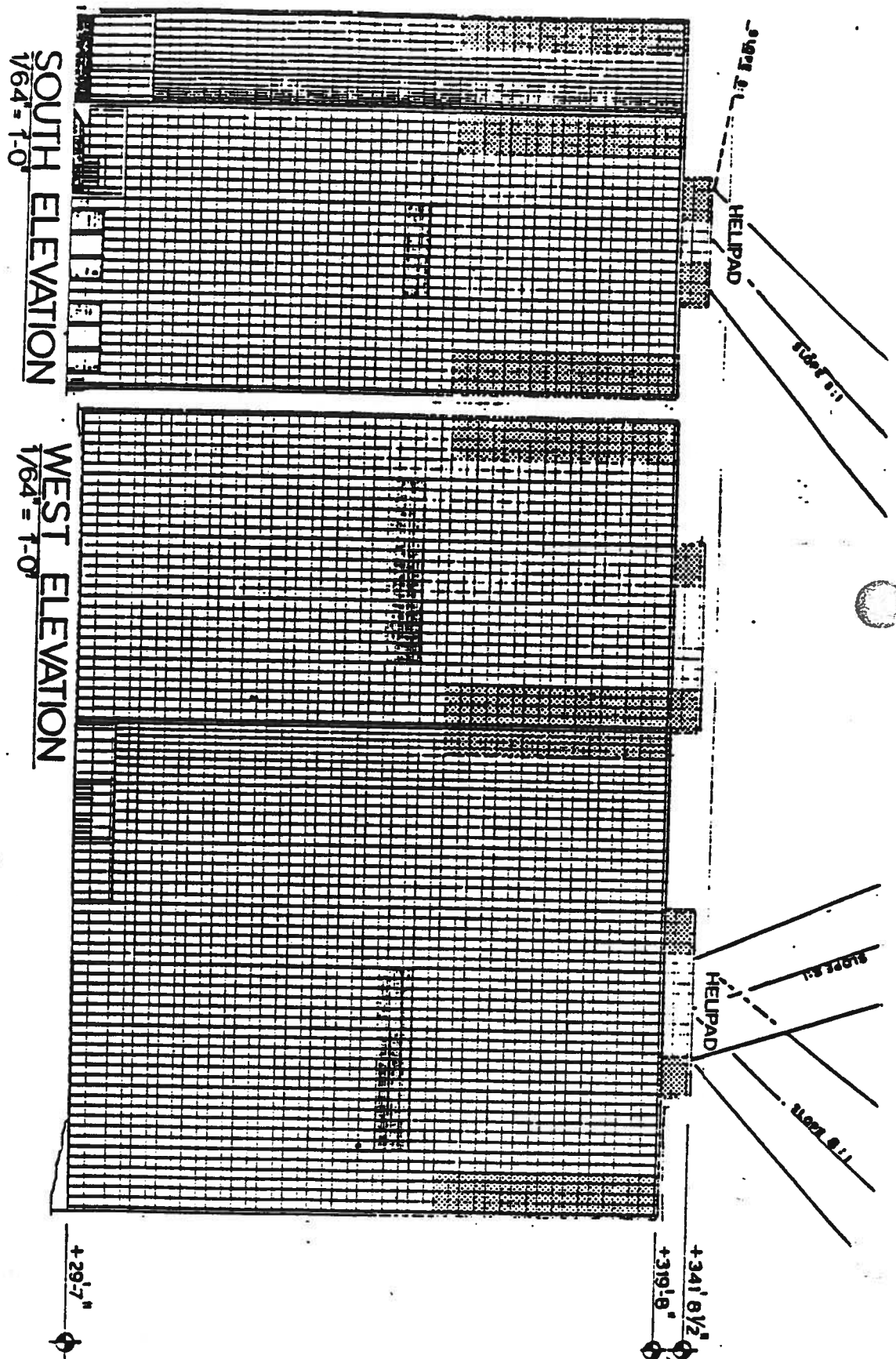
TJC Associates
March 3, 1983

GATEWAY IV HELIPAD PROPOSAL

TJC Associates
March 8, 1983



GATEWAY IV HELIPAD PROPOSAL

TJC Associates
March 8, 1983

(AIR RIGHTS)
PLANNED DEVELOPMENT USE AND BULK REGULATION AND DATA

<u>Net Site Area</u>			<u>General Description of Land Use</u>	<u>Max. Bldg. Height</u>	<u>Building Area Gross Sq. Feet</u>	<u>Max F.A.R.</u>	<u>Max. % of Land Covered at Platform Level</u>
<u>Sub Area</u>	<u>Sq. Ft.</u>	<u>Acres</u>					
A	98,386	2.88	Business and commercial offices, service type business and related uses	278' (El. + 383' C.C.D.)	753,358	8.8	45%
B	91,247	2.69	Business and commercial offices, service type business and related uses	275' (El. + 385' C.C.D.)	753,358	8.5	45%
C	68,808	1.48	6-story parking facility and related uses.	54' (El. + 74' C.C.D.)	325,800	5.4	100%
D	115,720	2.66	Business and commercial offices, service type business and related uses	448' (El. + 472.5 C.C.D.)	1,284,674	12.2	46.2%
E	118,815	3.19	Business and commercial offices, service type business, heliport, earth station <u>surviving 1981</u> and related uses	315' (Phase 1) (El. + 348.6 C.C.D.) 624' (Phase 2) (El. + 624.6 C.C.D.)	2,343,600	16.9	97% (Phase 1: 46%) Phase 2: 57%)

Gross Site Area = Net Site Area (11.42 acres) + area of public street (4.32 acres) = 15.74 acres

Minimum F.A.R. for Total Area: 10.88

Minimum Number of Parking Spaces provided for uses within Sub Areas A, B, D & E: 1,180

Minimum Number of Loading Spaces:

Sub Area A-6

Sub Area B-6

Sub Area D-7

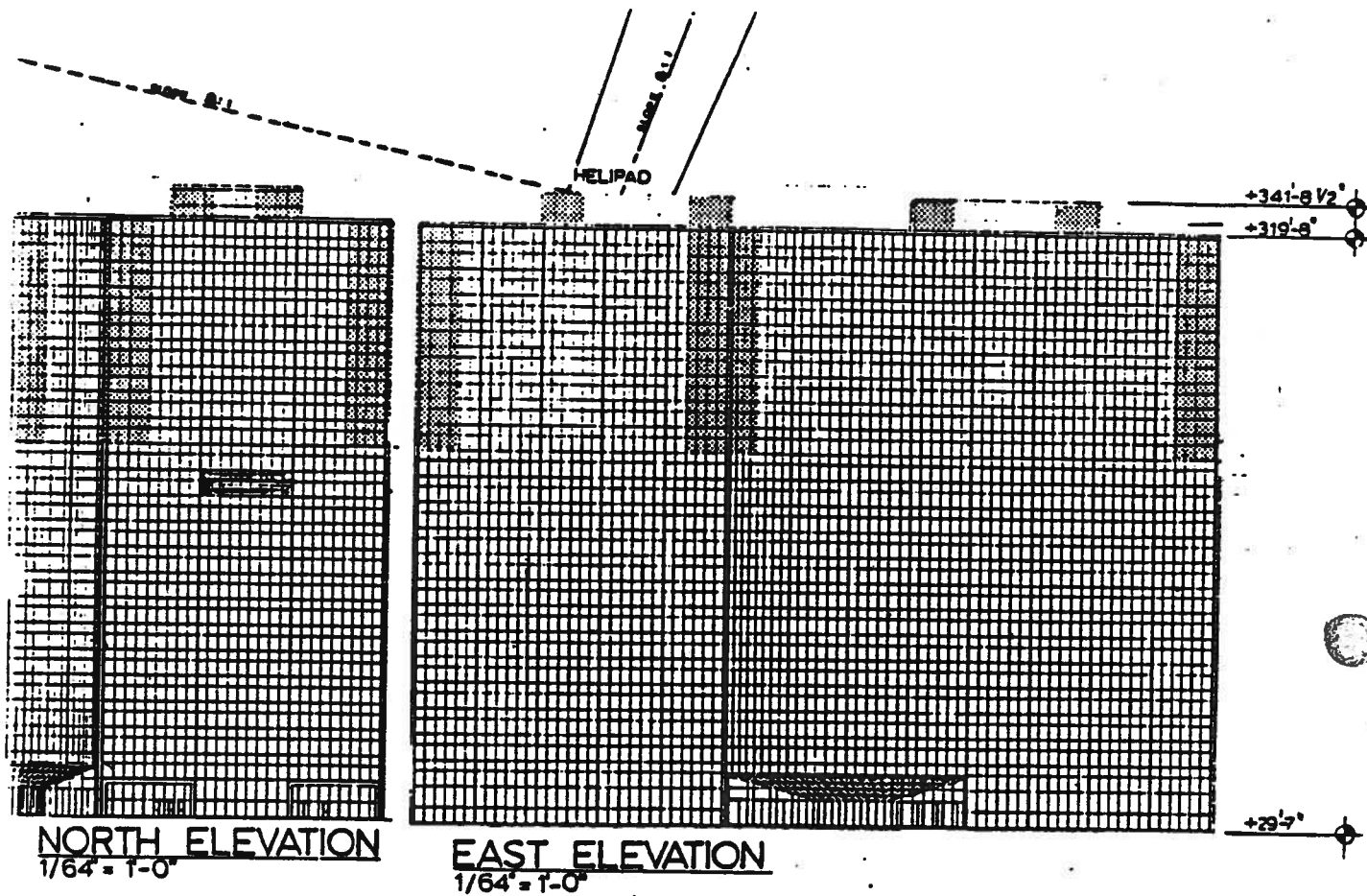
Sub Area E-10 (Phase 1: 6 - Phase 2: 4)

65% of total Net Site Area

Minimum Overall Per Cent of Land Covered:

APPLICANT: TJC ASSOCIATES
 120 S. Riverside Plaza

DATE: March 8, 1983



TJC Associates
March 8, 1983

GATEWAY IV HELIPAD PROPOSAL

(continued from page 4010)

*Reclassification of Area Shown on Map No. 2-F.
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 27 and B6-7 Restricted Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Madison Street; the west bank of the South Branch of the Chicago River; W. Jackson Boulevard; a line from a point 191.3 feet east of S. Canal Street along the south line of W. Jackson Boulevard to be connected by a 400.35 foot arc with a chord of 399.84 feet, to a point 231.21 feet east of S. Canal Street along the north line of W. Van Buren Street; W. Van Buren Street; S. Canal Street; W. Monroe Street; S. Clinton Street; W. Arcade Place; and S. Canal Street.

to the designation of Business Planned Development No. 27, As Amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 4022 to 4037 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 3-F.
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development No. 197, as Amended, District symbols and indications and R6 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 319.26 feet north of W. Oak Street; N. LaSalle Street; W. Oak Street; N. Wells Street; W. Wendell Street; and a line 102.41 feet west of N. LaSalle Street

to the designation of Residential Planned Development No. 197, As Amended, which is hereby established in the area above described, and subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 4038 to 4042 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 4-J.
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 4-J in area bounded by

W. Ogden Avenue; a line 225 feet northeasterly of the intersection of W. Lawndale Avenue and W. Ogden Avenue as measured along W. Ogden Avenue and perpendicular thereto; and extend-

ing for a distance of 97.34 feet and identified as line "A" at that point a line intersects line A at an angle of 040° degrees and extension of this point of intersection to S. Millard Avenue; the alley next south of and parallel to W. Ogden Avenue; and a line 50 feet northeasterly of S. Lawndale Avenue and perpendicular thereto

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 5-F.
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by:

a line 75.14 feet south of and parallel to W. Menomonee Street; N. Clark Street; a line 100.21 feet south of and parallel to W. Menomonee Street; a line 118.00 feet east of and parallel to N. Wells Street; a line 150.29 feet south of and parallel to W. Menomonee Street; N. Clark Street; a line 246.26 feet south of and parallel to W. Menomonee Street; and N. Wells Street

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 4043 to 4050 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 5-G.
(as amended)
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in area bounded by

W. Armitage Avenue; N. Seminary Street; the alley next south of and parallel to W. Armitage Avenue; and a line 120 feet west of and parallel to N. Seminary Street

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 5-H.
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 5-H in area bounded by

(continued on page 4051)

APPLICATIONFORAN AMENDMENT TO BUSINESS PLANNED DEVELOPMENT NO. 27

(AIR RIGHTS)

Supplementary Sheet #1Boundaries of subject area:

West Madison Street; the West bank of the South Branch of the Chicago River from West Madison Street to West Jackson Street; a line from West Jackson Street approximately 191.3 feet east of South Canal Street to West Van Buren Street approximately 232.2 feet east of South Canal Street; West Van Buren Street; South Canal Street; West Monroe Street; South Clinton Street; an alley running east and west between South Clinton Street and South Canal Street; South Canal Street.

APPLICANT: TJC Associates, Inc., an Illinois corporation,
as agent for The Equitable Life Assurance Society
of the United States
10 South Riverside Plaza
Chicago, Illinois 60606

DATE: June 12, 1980

limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.

4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.

5. The following uses shall be permitted within the area delineated herein as "Business Planned Development No. 27, as Amended": business offices and service type business and related uses and required parking. For each Sub Area the uses will consist of the following:

APPLICANT: TJC Associates, Inc., an Illinois corporation,
as agent for The Equitable Life Assurance Society
of the United States
10 South Riverside Plaza
Chicago, Illinois 60606

DATE: June 12, 1980

- (1) Sub Area A: An existing, twenty-story structure containing business and commercial offices and related uses;
- (2) Sub Area B: An existing, twenty-story structure containing business and commercial offices and related uses;
- (3) Sub Area C: An existing, six-story parking garage facility and related uses;
- (4) Sub Area D: An existing, thirty-four story structure containing business and commercial offices and related uses;
- (5) Sub Area E: A business and commercial and related use complex to be developed in phases and to consist of the following:

APPLICANT: TJC Associates, Inc., an Illinois corporation,
as agent for The Equitable Life Assurance Society
of the United States
10 South Riverside Plaza
Chicago, Illinois 60606

DATE: June 12, 1980

- (a) Phase 1--A twenty-two story structure containing business and commercial and related uses, to consist of a total of approximately 1,116,600 square feet of gross floor area;
- (b) Phase 2--A forty-seven story structure containing business and commercial and related uses, which will be linked by a low-rise structure containing business and commercial and related uses to the building constructed in Phase 1, said Phase 2 to consist of a total of approximately 2,227,000 square feet of gross floor area.

6. Business and business identification signs may be permitted within the area delineated herein as "Business Planned Development No. 27, as Amended" subject to the

APPLICANT: TJC Associates, Inc., an Illinois corporation,
as agent for The Equitable Life Assurance Society
of the United States
10 South Riverside Plaza
Chicago, Illinois 60606

DATE: June 12, 1980

review and approval of the Commissioner of the Department of Planning and of the Department of Inspectional Services.

7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of sixteen feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

8. The height restriction of each building and any appurtenance attached thereto shall be subject to:

- (1) Height limitations as certified on Form
FAA-117 (or on successor form or forms

APPLICANT: TJC Associates, Inc., an Illinois corporation,
as agent for The Equitable Life Assurance Society
of the United States
10 South Riverside Plaza
Chicago, Illinois 60606

DATE: June 12, 1980

covering the same subject matter) and approved by the Federal Aviation Administration; and

- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.

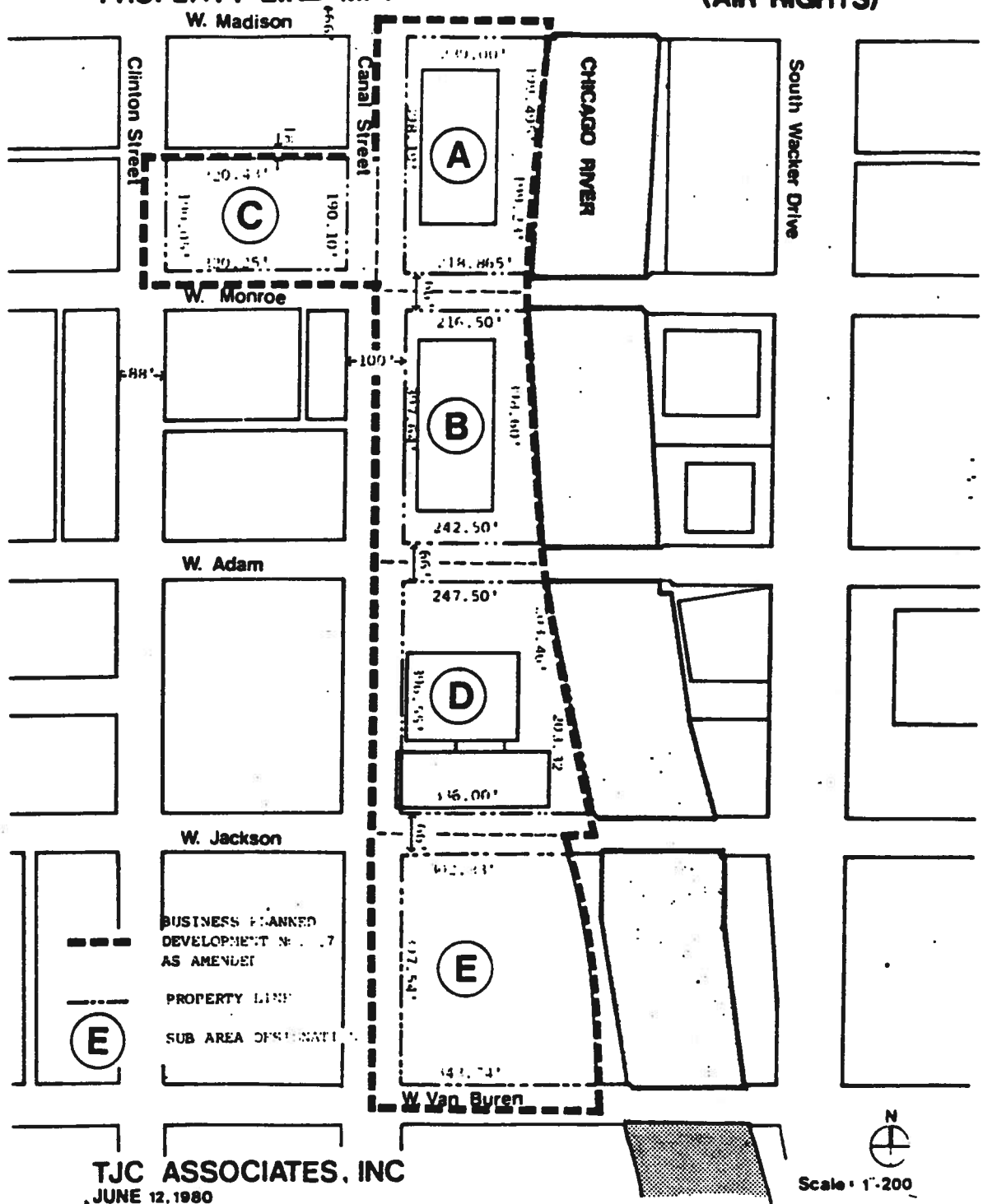
9. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.

10. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Business Planned Development No. 27, as Amended", and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.

11. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

June 12, 1980.

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED PROPERTY LINE MAP (AIR RIGHTS)







TJC ASSOCIATES, INC
JUNE 12, 1980

**BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM**



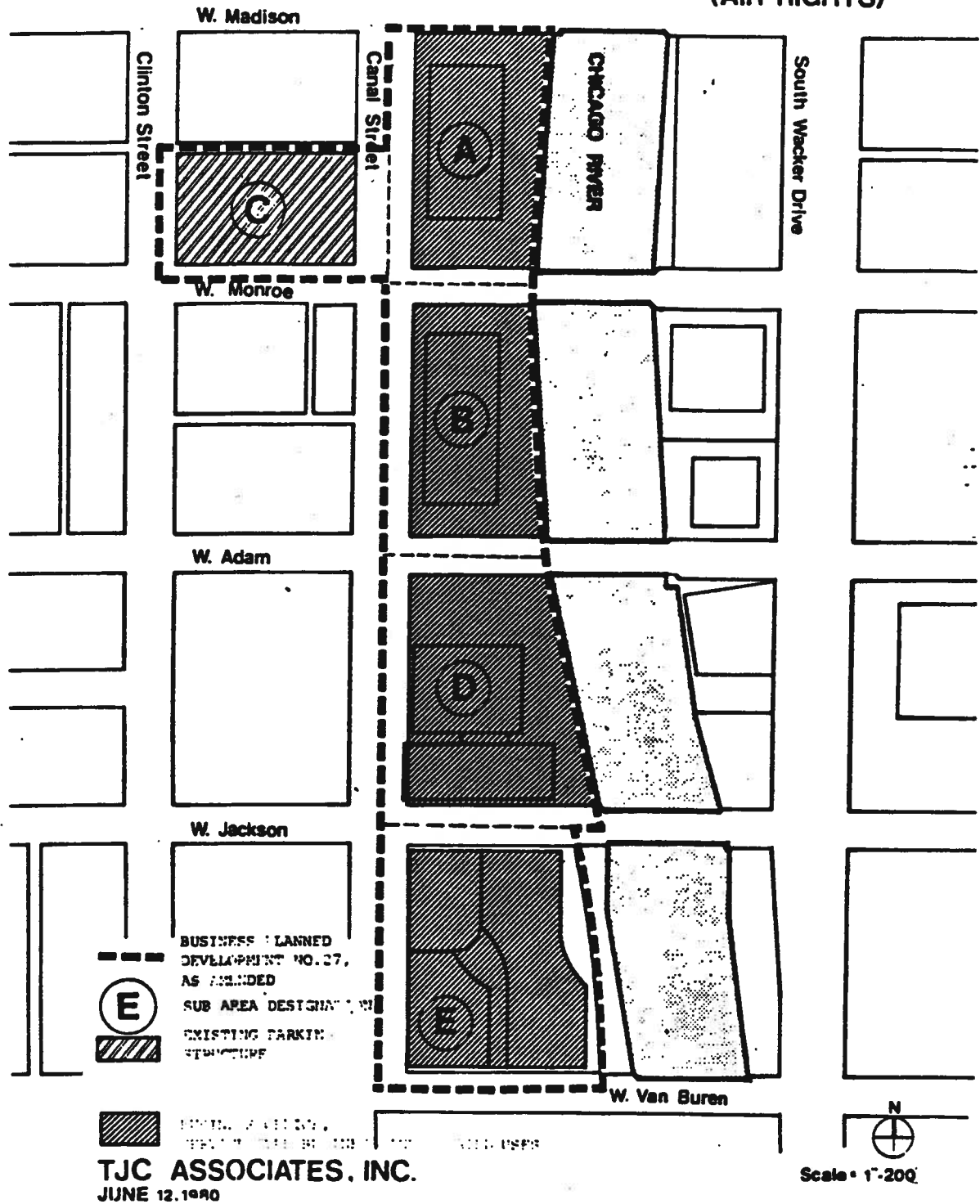
LEGEND

- ZONING DISTRICT
-  MUNICIPAL FACILITIES - PARKS
-  OTHER PUBLIC, QUASI-PUBLIC AND PRIVATE INSTITUTIONS & FACILITIES
-  PREFERENTIAL STREETS
-  BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED

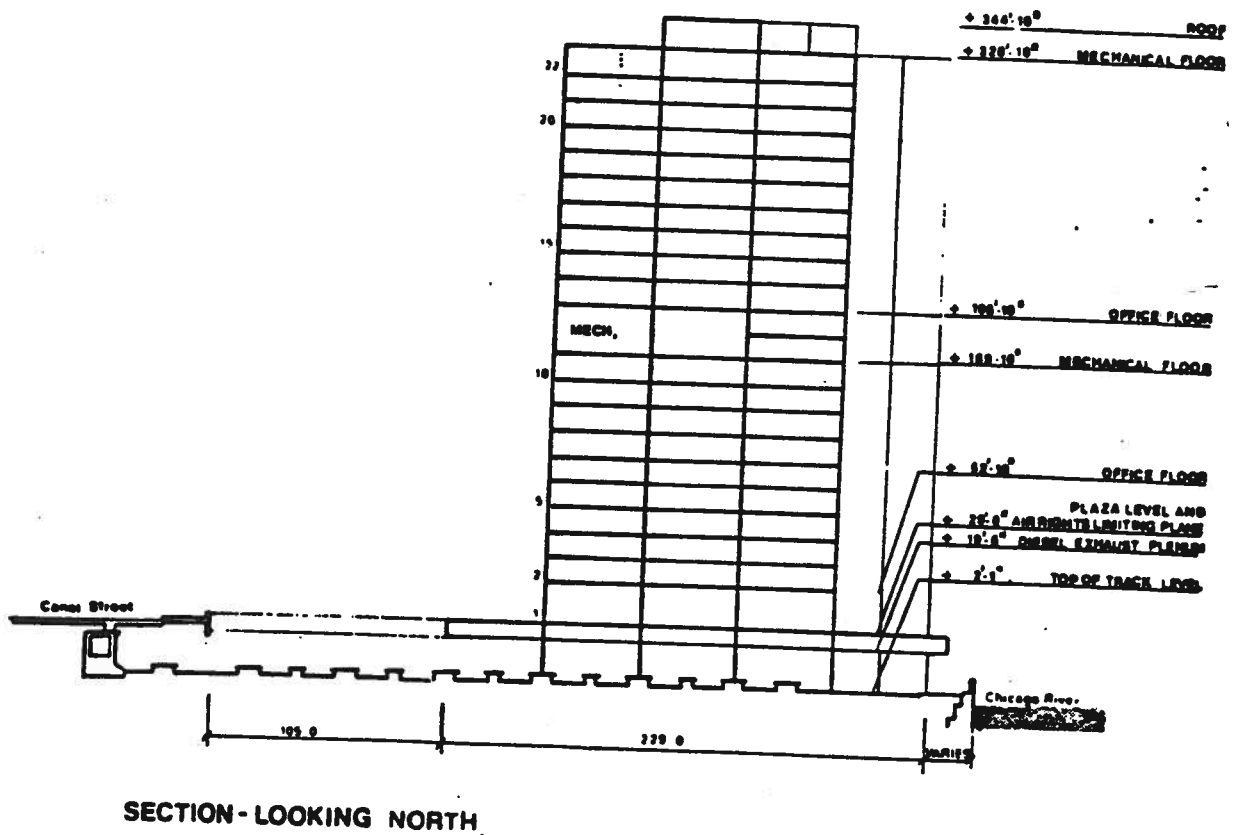
TJC ASSOCIATES, INC.
CHICAGO, ILLINOIS

SCALE: 1"=1000.0'
DATE: JUNE 12, 1980

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED GENERALIZED LAND USE PLAN (AIR RIGHTS)

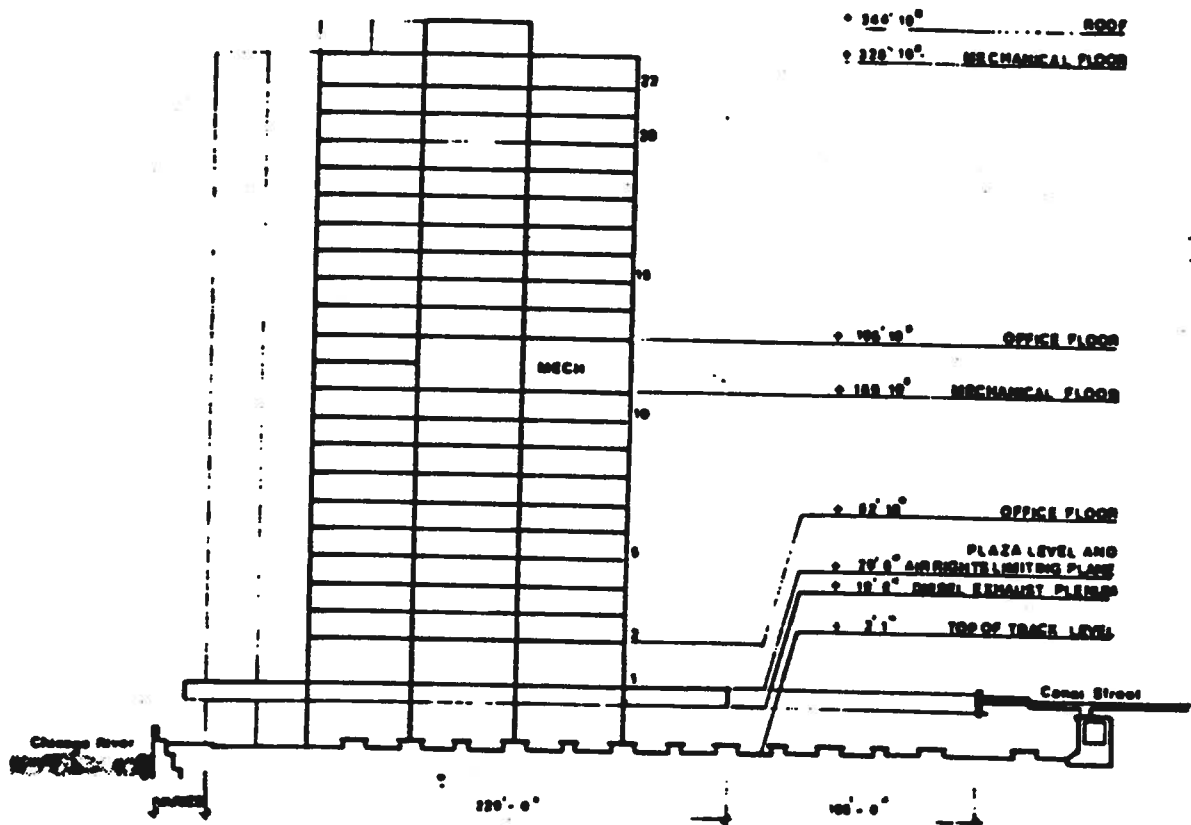


BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED (AIR RIGHTS)



TJC ASSOCIATES, INC.
JUNE 12, 1980

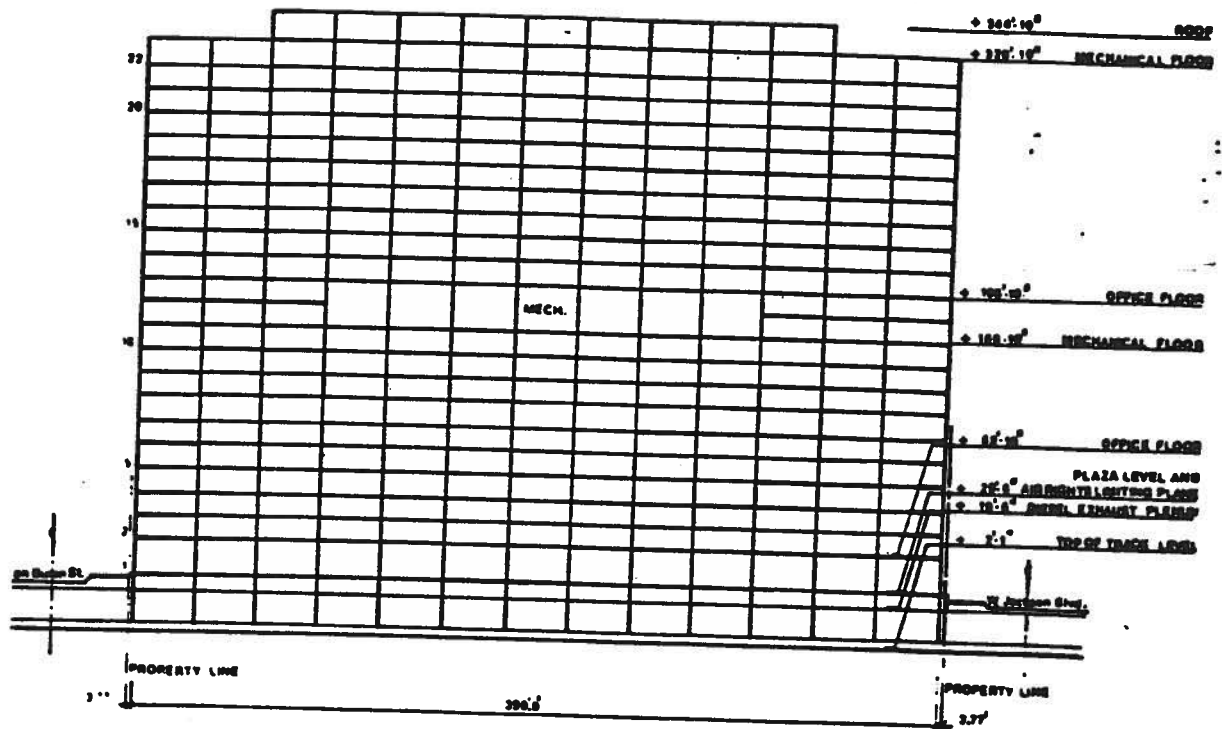
BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED (AIR RIGHTS)



SECTION - LOOKING SOUTH

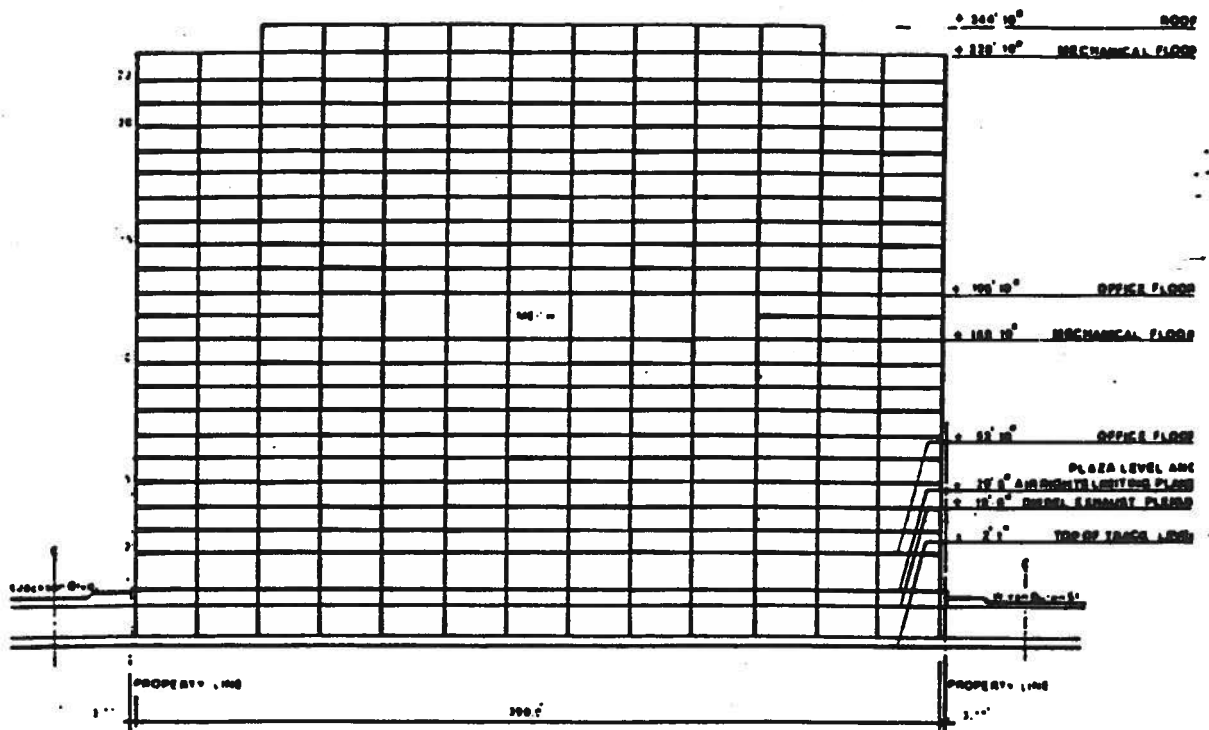
TJC ASSOCIATES, INC.
JUNE 12, 1980

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED (AIR RIGHTS)



TJC ASSOCIATES, INC.
JUNE 12, 1980

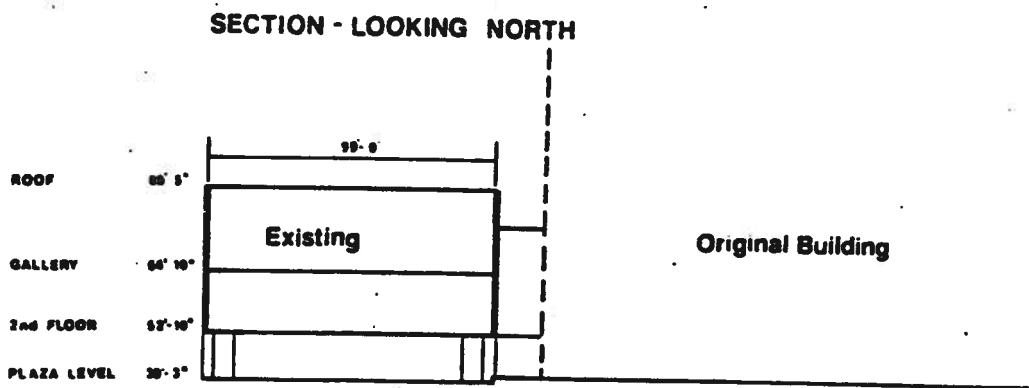
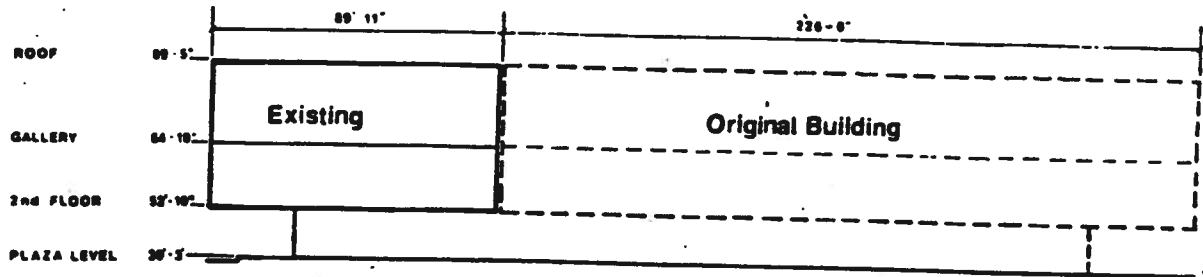
**BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)**



SECTION - LOOKING EAST

TJC ASSOCIATES, INC.
JUNE 12, 1980

**BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)**



TJC ASSOCIATES, INC.
JUNE 12, 1980

**BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
PLANNED DEVELOPMENT USE AND BULK REGULATION AND DATA**

Net Site Area

Sub Areas	Sq. Ft.	Acres	General Description of Land Use	Max. Bldg. Height	Building Area Gross Sq. Feet	Max F.A.R.	Max. % of Land Covered at Platform Level
A	90,586	2.08	Business and commercial offices, service type business and related uses	275' (El. + 302' C.C.D.)	753,358	8.5	45%
B	91,247	2.09	Business and commercial offices, service type business and related uses	275' (El. + 305' C.C.D.)	753,358	8.5	45%
C	60,800	1.40	6-story parking facility and related uses.	54' (El. + 74' C.C.D.)	325,800	5.4	100%
D	115,728	2.66	Business and commercial offices, service type business and related uses	440' (El. + 472.5' C.C.D.)	1,284,674	12.2	46.2%
E	138,835	3.19	Business and commercial offices, service type business and related uses	315' (Phase 1) (El. + 345.0' C.C.D.) 624' (Phase 2) (El. + 654.6' C.C.D.)	2,343,600	16.9	97% (Phase 1: 40%) Phase 2: 57%)

Gross Site Area = Net Site Area (11.42 acres) + area of public street (4.32 acres) = 15.74 acres
Maximum F.A.R. For Total Area: 10.98
Minimum Number of Parking Spaces provided for uses within Sub Areas A, B, D & E: 1,100
Minimum Number of Loading Spaces:

Maximum Overall Per Cent of Land Covered: 65% of total Net Site Area
(Phase 1: 6 - Phase 2: 4)

APPLICANT: TJC ASSOCIATES, INC.
10 S. Riverside Plaza
Chicago, Illinois 60606

DATE: June 12, 1980

REPORT
to the
CHICAGO PLAN COMMISSION
Miles L. Berger, Chairman
from
Martin R. Murphy, Acting Commissioner
DEPARTMENT OF PLANNING
July 10, 1980

AGENDA ITEM NO. 17

FOR APPROVAL: PROPOSED BUSINESS PLANNED DEVELOPMENT NO. 27,
AS AMENDED

APPLICANT: T.J.C. ASSOCIATES

LOCATION: W. JACKSON BOULEVARD AND S. CANAL STREET

Pursuant to provisions of the Municipal Code of Chicago, Chapter 194A, the Chicago Zoning Ordinance, I hereby submit this Report and recommendation for your review and recommendation to the City Council.

The application for this Amendment to the Chicago Zoning Ordinance was introduced into the City Council on June 13, 1980, and notice of this public hearing was published in the Chicago Sun-Times on June 25, 1980, and the Applicant was separately notified of this hearing.

The proposed Planned Development No. 27, As Amended, is an amendment to the existing Planned Development which was approved by the Chicago City Council on January 27, 1971. The existing Planned Development extends from Madison Street to Jackson Boulevard along the east side of Canal and on the west side of Canal at Monroe Street. This amendment revises the boundaries of the development to include an additional 3.19 acres of area for air rights development above land utilized for railroad terminal purposes in the area bounded by Jackson Boulevard, Canal Street, Van Buren and the Chicago River. The air rights plains above the railroad facilities will be developed in two phases. Phase I will consist of a twenty-two story structure for business, commercial and related uses. Phase II will consist of a forty-seven story structure which will be linked by a low-rise structure, to the twenty-two story structure, also to be utilized for business, commercial and related uses. The two structures will contain a total of 2,343,000 square feet resulting in a proposed Floor Area Ratio of 16.9. The two structures will have a 97% of coverage at the plaza level.

The proposed Planned Development No. 27 will encompass a total of 11.42 net acres of area and is subject to the land use and bulk controls as approved by the Chicago City Council on June 27, 1971, in addition to those presently established by the Department of Planning within the intent and purpose of the Chicago Zoning Ordinance.

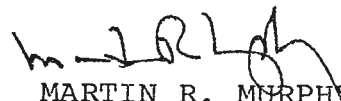
The required parking is to be increased from 838 to 1,100 spaces in an existing multistory garage structure, located in Sub Area "C" of the Planned Development, and is to provide off-street parking for the entire Planned Development.

Copies of the proposal have been forwarded to other City agencies for their review and to date no objections have been received.

The staff of the Department of Planning has reviewed the form and content of the Plan of Development and has no objections to the proposal. However it should be noted that item (b) on page 4 of the Statements should be revised to show 1,227,000 square feet of development - not 2,227,000 as indicated.

Recommendation:

Based on the foregoing, it is therefore my recommendation that this application for the proposed Business Planned Development No. 27, As Amended, submitted by the T.J.C. Associates, be approved, and that the recommendation of the Chicago Plan Commission to the City Council Committee on Buildings and Zoning be: "Passage Recommended."


MARTIN R. MURPHY
Acting Commissioner

COMMITTEE ON BUILDINGS AND ZONING.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

The Committee on Buildings and Zoning submitted a report recommending that the City Council pass four proposed ordinances transmitted therewith for amendment of the Chicago Zoning Ordinance to reclassify particular areas (which were referred to the committee on July 1, September 16; October 14 and November 16, 1970).

On separate motions made by Alderman Fitzpatrick each of the four proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Holman, Despres, Rayner, Bohling, Cousins, Lupo, Buchanan, Bilandic, Swinarski, Staszczuk, Burke, Sheridan, Shannon, Hines, Fitzpatrick, Frost, Kuta, Marzullo, Zydlo, Jambrone, Biggs, McMahon, Keane, Gabinski, Brandt, Sande, Laskowski, Aiello, Casey, Cullerton, Simon, Scholl, Singer, Fifielski, Kerwin, O'Rourke, Wigoda, Sperling—39.

Nays—None.

Alderman Fitzpatrick moved to *Reconsider* the foregoing vote by which *each* of said ordinances was passed. The motion was *Lost*.

Said four ordinances, as passed, read respectively, as follows (the Italic heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 2-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Development symbols and indications as shown on Map No. 2-F in the area bounded by:

West Madison Street; the West Bank of the South Branch of the Chicago River; West Jackson Boulevard; South Canal Street; West Monroe Street; South Clinton Street; West Arcade Place; and South Canal Street;

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[The following is the Plan of Development attached to the foregoing ordinance]

PLAN OF DEVELOPMENT

Business Planned Development No. 27, as Amended
(Air Rights)
Statements

1. The area delineated hereon as "Business Planned Development No. 27, As Amended" is controlled as follows:

Sub Area A. The air rights and portions of the underlying space under a Lease dated as of

September 13, 1963, and recorded September 18, 1963, as Document No. 18917214 are controlled by Tishman-Gateway, Inc., an Illinois corporation, and LaSalle National Bank, a national banking association, as Trustees under Trust Agreement dated September 5, 1963, and known as Trust No. 31511. They are co-tenants under said lease from Chicago Union Station Company, The Pennsylvania Railroad Company (predecessor of Penn Central Company) and Pittsburgh, Fort Wayne and Chicago Railway Company, lessors.

Sub Area B. The air rights and portions of the underlying space under a Lease dated as of July 1, 1965, and recorded October 14, 1965, as Document No. 19618053 are controlled by Tishman-Monroe, Inc., an Illinois corporation, and LaSalle National Bank, a national banking association, as Trustees under Trust Agreement dated June 3, 1965 and known as Trust No. 33724. They are co-tenants under a lease from Chicago Union Station Company, The Pennsylvania Railroad Company (predecessor of Penn Central Company) and Pittsburgh, Fort Wayne and Chicago Railway Company, lessors.

Sub Area D. The air rights and portions of the underlying space under a Lease dated January 15, 1969, and recorded January 31, 1969, as Document No. 20744919 are controlled by Tishman-Adams, Inc., an Illinois corporation, and LaSalle National Bank, a national banking association, as Trustees under Trust Agreement dated August 15, 1968 and known as Trust No. 38499. They are co-tenants under a lease from Chicago Union Station Company, Penn Central Company and Pittsburgh, Fort Wayne and Chicago Railway Company, lessors.

Balance of Sub Areas A, B and D. The remainder is controlled by Chicago Union Station Company, Penn Central Company and Pittsburgh, Fort Wayne and Chicago Railway Company.

Sub Area C. This area is controlled by Gateway Center Parking, Inc., an Illinois corporation, and its sub-tenants and concessionaires, as lessee under a Lease from Tishman-Canal Inc., an Illinois corporation, lessor.

2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.
3. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
4. A paved pedestrian plaza at sidewalk level will cover the sites of Sub Areas A, B and D. Off-street loading ingress and egress shall be adequately designed and paved for motor vehicles on Sub Areas A, B and D.
5. All applicable official reviews, approvals or permits are required to be obtained by the following for the respective Sub Areas:

PD
27

Sub Area A—Tishman-Gateway Inc.
or its successor.

Sub Area B—Tishman-Monroe Inc.
or its successor.

Sub Area C—Tishman-Canal Inc.
or its successor.

Sub Area D—Tishman-Adams Inc.
or its successor.

6. Use of air rights land will consist of a twenty-story building on each of Sub Areas A and B for business office occupancy and related uses. These will be over railroad tracks used in conjunction with railroad station. Use of air rights land on Sub Area D will consist of a thirty-four story building for business office occupancy and related uses, with a three-story annex to be occupied by the Chicago Mercantile Exchange. This building will be over the passenger concourse of the Chicago Union Station. Sub Area C will be used for a five-story parking facility and related uses, primarily to serve the parking needs of the buildings located in Sub Areas A, B and D in accordance with the action of the City of Chicago Zoning Board of Appeals in Cal. No. 106-65-S.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a B6-7 Restricted Central Business District classification (as applied to Sub Areas A, B and D) and a C3-5 Commercial-Manufacturing District classification (as applied to Sub Area C), and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Development Amendments". Date: October 14, 1970

[Maps attached to the foregoing Plan of Development are printed on pages 10461 to 10466 of this Journal]

Reclassification of Area Shown on Map No. 11-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols and indications as shown on Map No. 11-G in the area bounded by

a line 126 feet north of W. Cuyler Avenue; N. Broadway; W. Cuyler Avenue; and the alley next west of and parallel to N. Broadway,

to those of a C1-4 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 13-H.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-2 Restricted

Retail District symbols and indications as shown on Map No. 13-H in the area bounded by

the alley next north of and parallel to W. Foster Avenue; a line 125 feet east of N. Western Avenue; W. Foster Avenue; and a line 72 feet east of N. Western Avenue,

to those of a B4-2 Restricted Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 14-K.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 14-K in the area bounded by

W. 56th Place; S. Pulaski Road; W. 57th Street; and the alley next west of and parallel to S. Pulaski Road,

to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Failed to Pass—PROPOSED ORDINANCE FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY AREA SHOWN ON MAP No. 28-H (Adverse Committee Recommendation).

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, January 25, 1971.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Do Not Pass* the proposed ordinance transmitted herewith (referred to Your Committee on July 1, 1970) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area, as follows:

To classify as a B4-2 Restricted Service District instead of an R1 Single Family Residence District the area bounded by

W. 111th Place; a line 150 feet east of S. Western Avenue; W. 112th Street; and S. Western Avenue (Map No. 28-H).

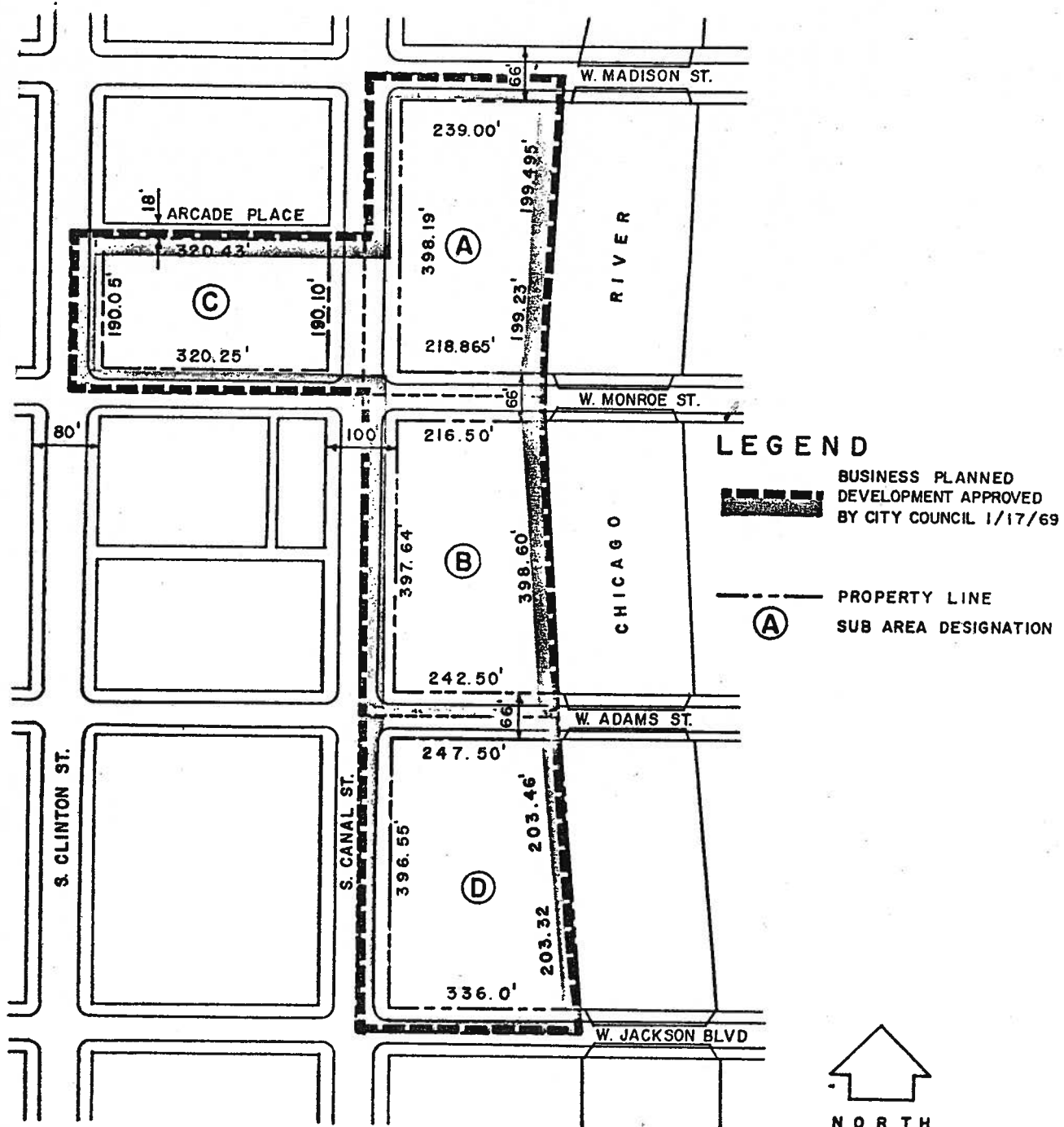
This recommendation was concurred in by 8 members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) THOMAS F. FITZPATRICK,
Vice-Chairman.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendation. The question thereupon being put on the passage of said proposed ordinance, *the recommendation of the committee to the contrary notwithstanding*, said proposed ordinance **FAILED TO PASS**, by yeas and nays as follows: Yeas—None; Nays—39.

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
PROPERTY LINE MAP



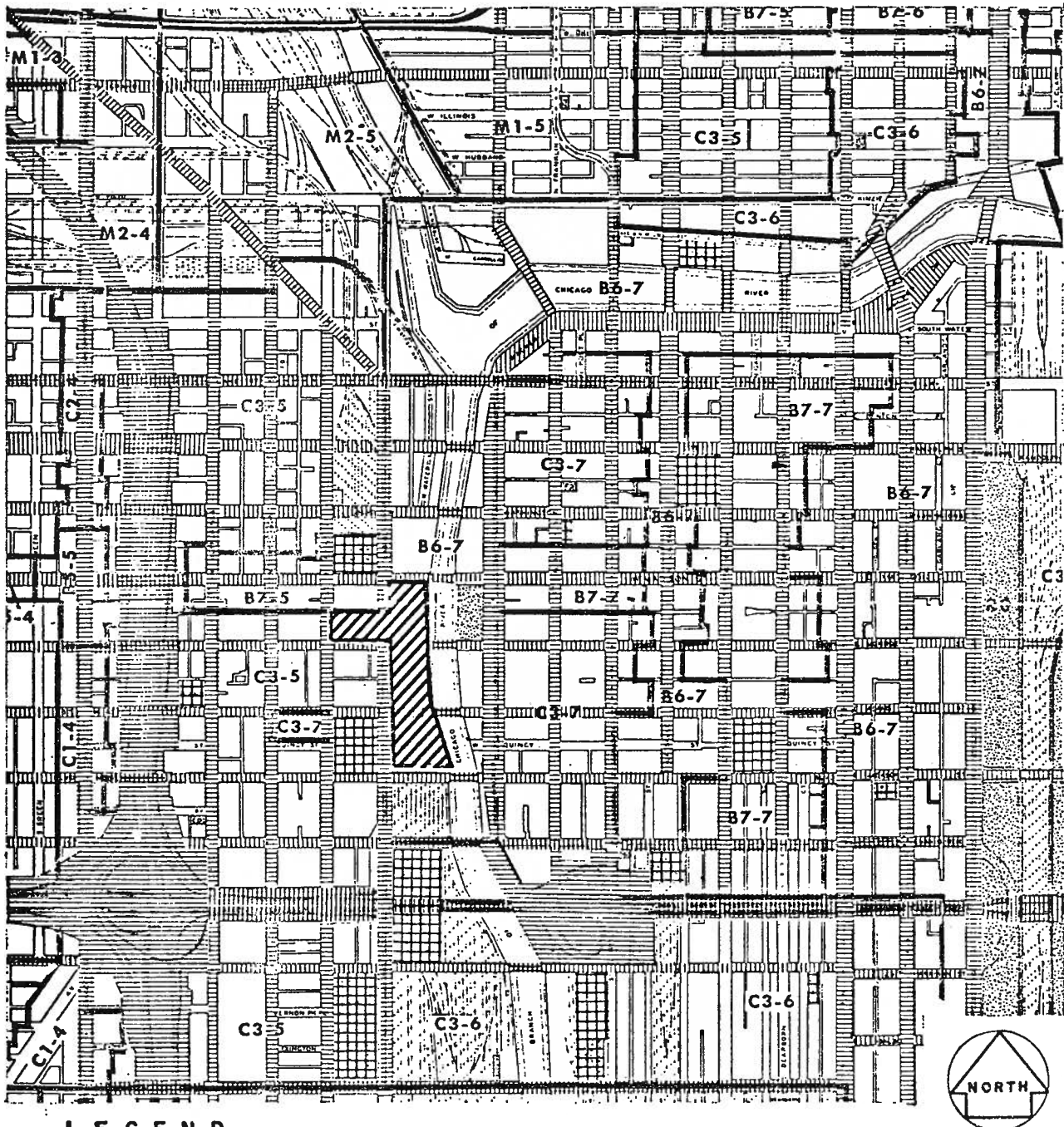
TISHMAN - ADAMS INC.
CHICAGO, ILLINOIS

SCALE: 1" = 200.0'

DATE: October 14, 1970

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED (AIR RIGHTS)

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

— ZONING DISTRICT

MUNICIPAL FACILITIES - PARKS

OTHER PUBLIC, QUASI-PUBLIC AND PRIVATE INSTITUTIONS & FACILITIES

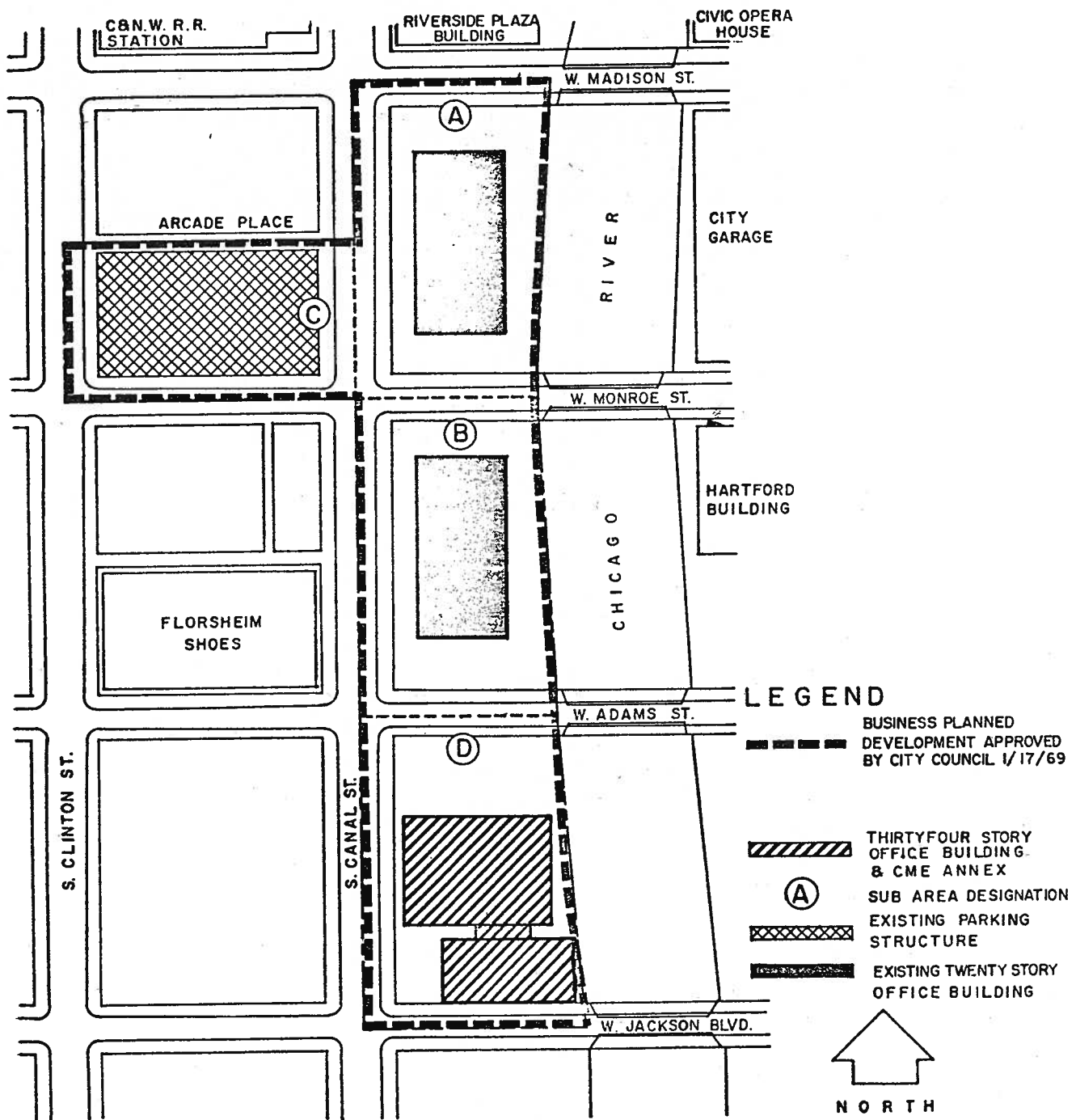
PREFERENTIAL STREETS

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED

TISHMAN-ADAMS INC.
CHICAGO, ILLINOIS

SCALE: 1"=1000.0'
DATE: October 14, 1970

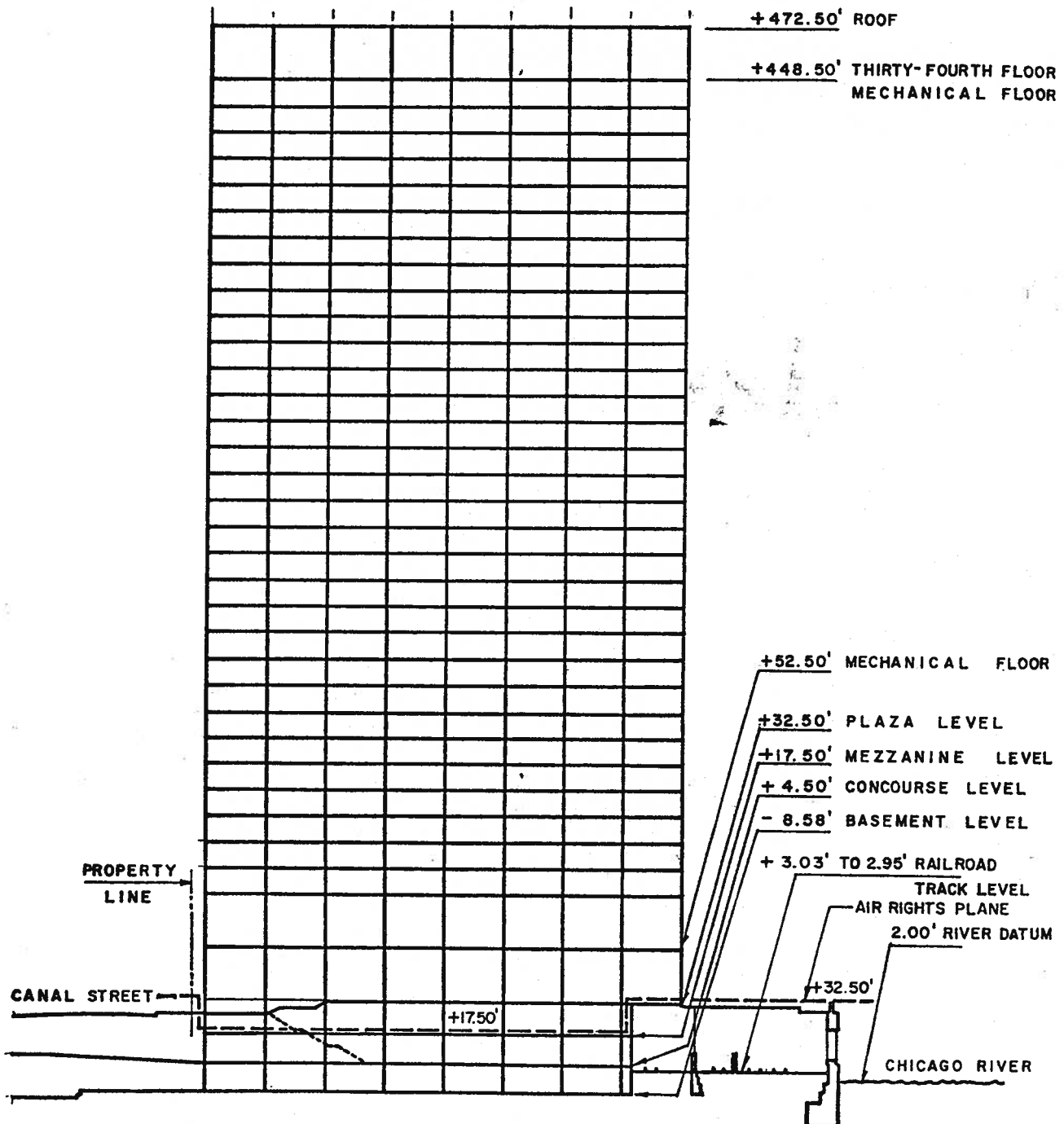
**BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
GENERALIZED LAND USE PLAN**



TISHMAN - ADAMS INC.
CHICAGO, ILLINOIS

SCALE: 1" = 200.0'
DATE: October 14, 1970

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
GENERALIZED LAND USE PLAN SECTION SUB AREA D



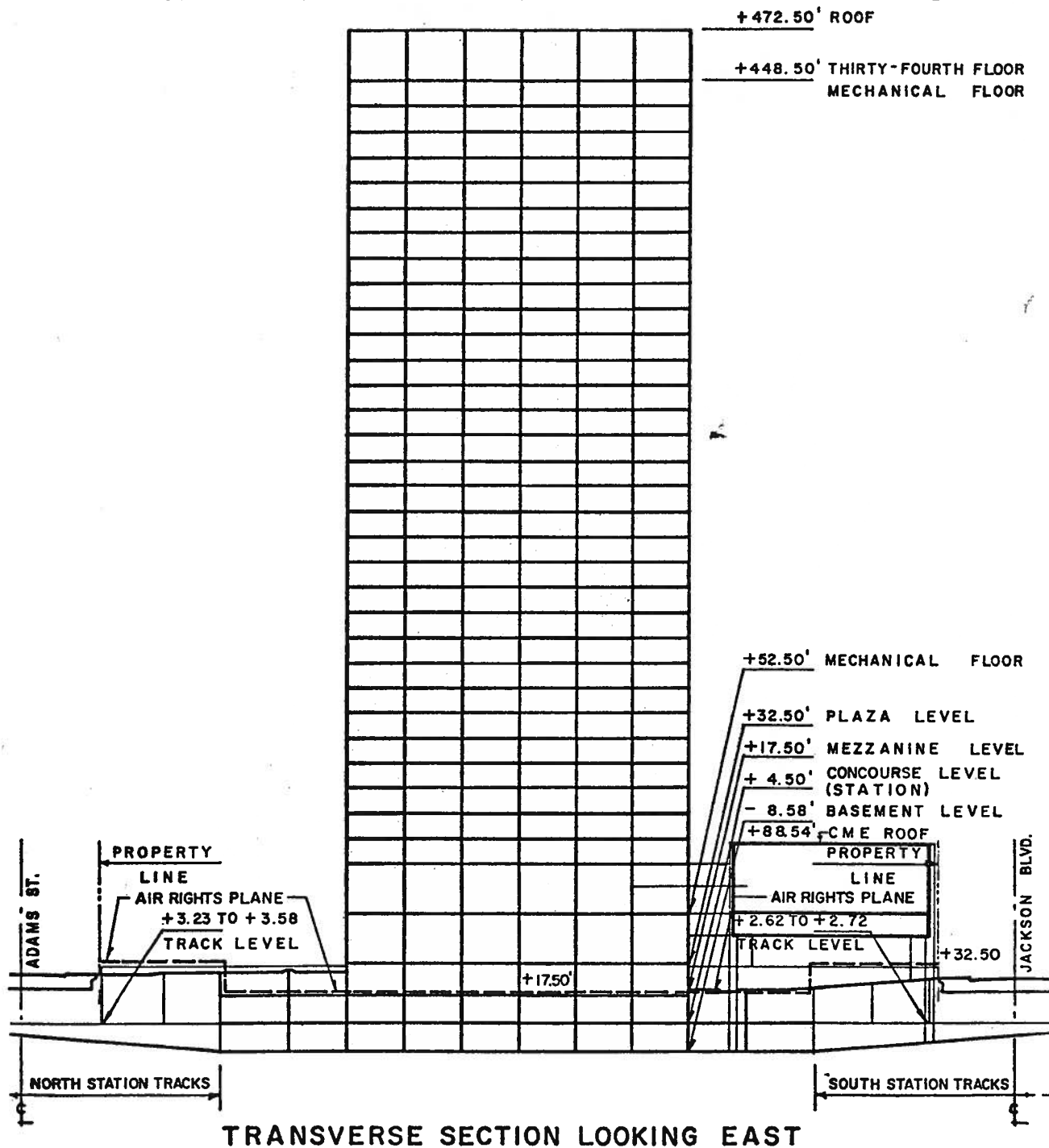
LONGITUDINAL SECTION LOOKING NORTH

TISHMAN - ADAMS INC.
CHICAGO, ILLINOIS

SCALE: 1" = 60.0'

DATE: October 14, 1970

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
GENERALIZED LAND USE PLAN - SECTION SUB AREA D



TISHMAN - ADAMS INC.
CHICAGO, ILLINOIS

SCALE: 1" = 60.0'

DATE: October 14, 1970

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
PLANNED DEVELOPMENT USE AND BULK REGULATION AND DATA

Net Site Area

Sub Areas	Sq. Ft.	Acres	General Description of Land Use	Max. Bldg. Height	Building Area Gross Sq. Feet	Max F.A.R.	Max. % of Land Covered at Platform Level
A	90,586	2.08	Office building and related uses.	275' (El. + 302' C.C.D.)	753,358	8.5	45%
B	91,247	2.09	Office building and related uses.	275' (El. + 305' C.C.D.)	753,358	8.5	45%
C	60,800	1.40	6-story parking facility and related uses.	54' (El. + 74' C.C.D.)	325,800	5.4	100%
D	115,728	2.66	Office building and related uses. (including CME)	440' (El. + 472.5' C.C.D.)	1,271,851	12.1	45%

Gross Site Area = Net Site Area(8.23 acres) + area of public street (3.50 acres) = 11.73 acres

Maximum F.A.R. For Total Area: 9.0

Number of Parking Spaces provided in Sub Area C: 1,026

Minimum Number of Parking Spaces required for uses within Sub Areas A, B & D: (including CME) 838

Minimum Number of Loading Spaces provided:

Sub Area A-6
Sub Area B-6
Sub Area D-7

Maximum Overall Per Cent of Land Covered:

50% of total Net Site Area

Tishman-Adams Inc.

Date October 14, 1970

PLAN OF DEVELOPMENT
BUSINESS PLANNED DEVELOPMENT NO. 27, AS AMENDED
(AIR RIGHTS)

STATEMENTS

1. The area delineated hereon as "Business Planned Development No. 27, As Amended" is controlled as follows:
 - Sub Area A. The air rights and portions of the underlying space under Lease dated as of September 13, 1963, and recorded September 18, 1963, as Document No. 18917 214 are controlled by Tishman-Gateway, Inc., an Illinois corporation, and LaSalle National Bank, a national banking association, as Trustees under Trust Agreement dated September 5, 1963, and known as Trust No. 31511. They are co-tenants under said lease from Chicago Union Station Company, The Pennsylvania Railroad Company (predecessor of Penn Central Company) and Pittsburgh, Fort Wayne and Chicago Railway Company, lessors.
 - Sub Area B. The air rights and portions of the underlying space under a Lease Dated as of July 1, 1965, and recorded October 14, 1965, as Document No. 19618053 are controlled by Tishman-Monroe, Inc., an Illinois corporation, and LaSalle National Bank, a national banking association, as Trustees under Trust Agreement dated June 3, 1965 and known as Trust No. 33724. They are co-tenants under a lease from Chicago Union Station Company, The Pennsylvania Railroad Company (predecessor of Penn Central Company) and Pittsburgh, Fort Wayne and Chicago Railway Company, lessors.
 - Sub Area D. The air rights and portions of the underlying space under a Lease dated January 15, 1969, and recorded January 31, 1969, as Document No. 20744919 are controlled by Tishman-Adams, Inc., an Illinois corporation, and LaSalle National Bank, a national banking association, as Trustees under Trust Agreement dated August 15, 1968 and known as Trust No. 38499. They are co-tenants under a lease from Chicago Union Station Company, Penn Central Company and Pittsburgh, Fort Wayne and Chicago Railway Company, lessors.
 - Balance of Sub Areas A, B and D. The remainder is controlled by Chicago Union Station Company, Penn Central Company and Pittsburgh, Fort Wayne and Chicago Railway Company.

BUSINESS PLANNED DEVELOPMENT NO. 27, AS AMENDED
(AIR RIGHTS)

STATEMENTS (cont'd)

- Sub Area C. This area is controlled by Gateway Center Parking, Inc., an Illinois corporation, and its sub-tenants and concessionaires, as lessee under a lease from Tishman-Canal, Inc., an Illinois corporation, lessor.
2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.
 3. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
 4. A paved pedestrian plaza at sidewalk level will cover the sites of Sub Areas A, B and D. Off-street loading ingress and egress shall be adequately designed and paved for motor vehicles on Sub Areas A, B and D.
 5. All applicable official reviews, approvals or permits are required to be obtained by the following for the respective Sub Areas:
 - Sub Area A -- Tishman-Gateway Inc.
or its successor.
 - Sub Area B -- Tishman-Monroe Inc.
or its successor.
 - Sub Area C -- Tishman-Canal Inc.
or its successor.
 - Sub Area D -- Tishman-Adams Inc.
or its successor.
 6. Use of air rights land will consist of a twenty-story building on each of Sub Areas A and B for business office occupancy and related uses. These will be over railroad tracks used in conjunction with railroad station. Use of air rights land on Sub Area D will consist of a thirty-four story building for business office occupancy and related uses, with a three-story annex to be occupied by the Chicago Mercantile Exchange. This building will be over the passenger concourse of the Chicago Union Station. Sub Area C will be used for a five-story

BUSINESS PLANNED DEVELOPMENT NO. 27, AS AMENDED
(AIR RIGHTS)

STATEMENTS (cont'd)

parking facility and related uses, primarily to serve the parking needs of the buildings located in Sub Areas A, B and D in accordance with the action of the City of Chicago Zoning Board of Appeals in Cal. No. 106-65-S.

7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a B6-7 Restricted Central Business District classification (as applied to Sub Areas A, B and D) and a C3-5 Commercial-Manufacturing District classification (as applied to Sub Area C), and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Development Amendments".

Date: October 14, 1970

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



OTHER PUBLIC, QUASI-PUBLIC AND PRIVATE INSTITUTIONS & FACILITIES

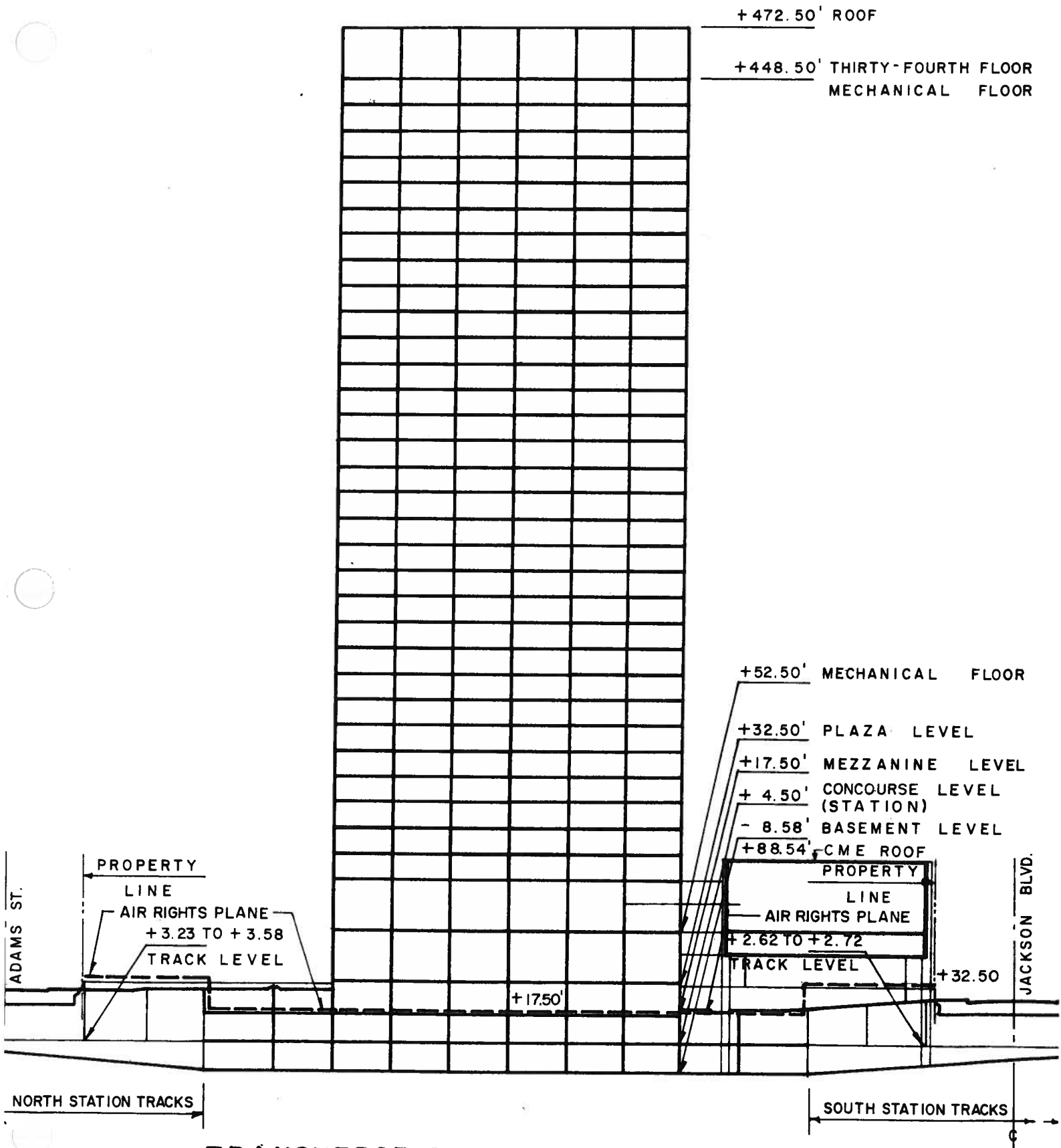
**BUSINESS PLANNED DEVELOPMENT
NO. 27 AS AMENDED**

SCALE: 1"=1000.0'
DATE: October 14, 1970

SCALE: 1"=1000.0'

DATE: October 14, 1970

**BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
GENERALIZED LAND USE PLAN-SECTION SUB AREA D**

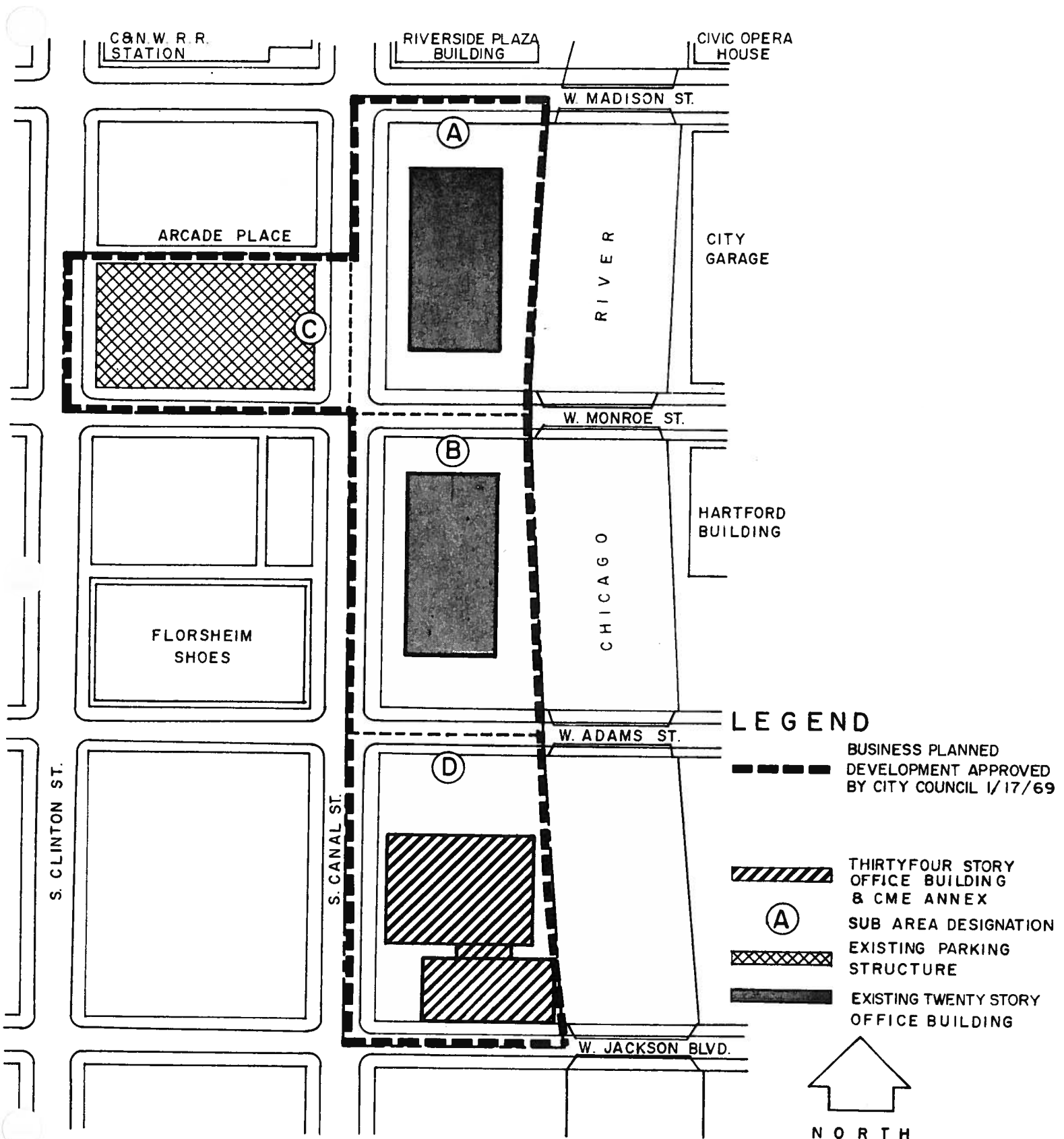


TRANSVERSE SECTION LOOKING EAST

TISHMAN - ADAMS INC.
CHICAGO, ILLINOIS

SCALE: 1"=60.0'
DATE: October 14, 1970

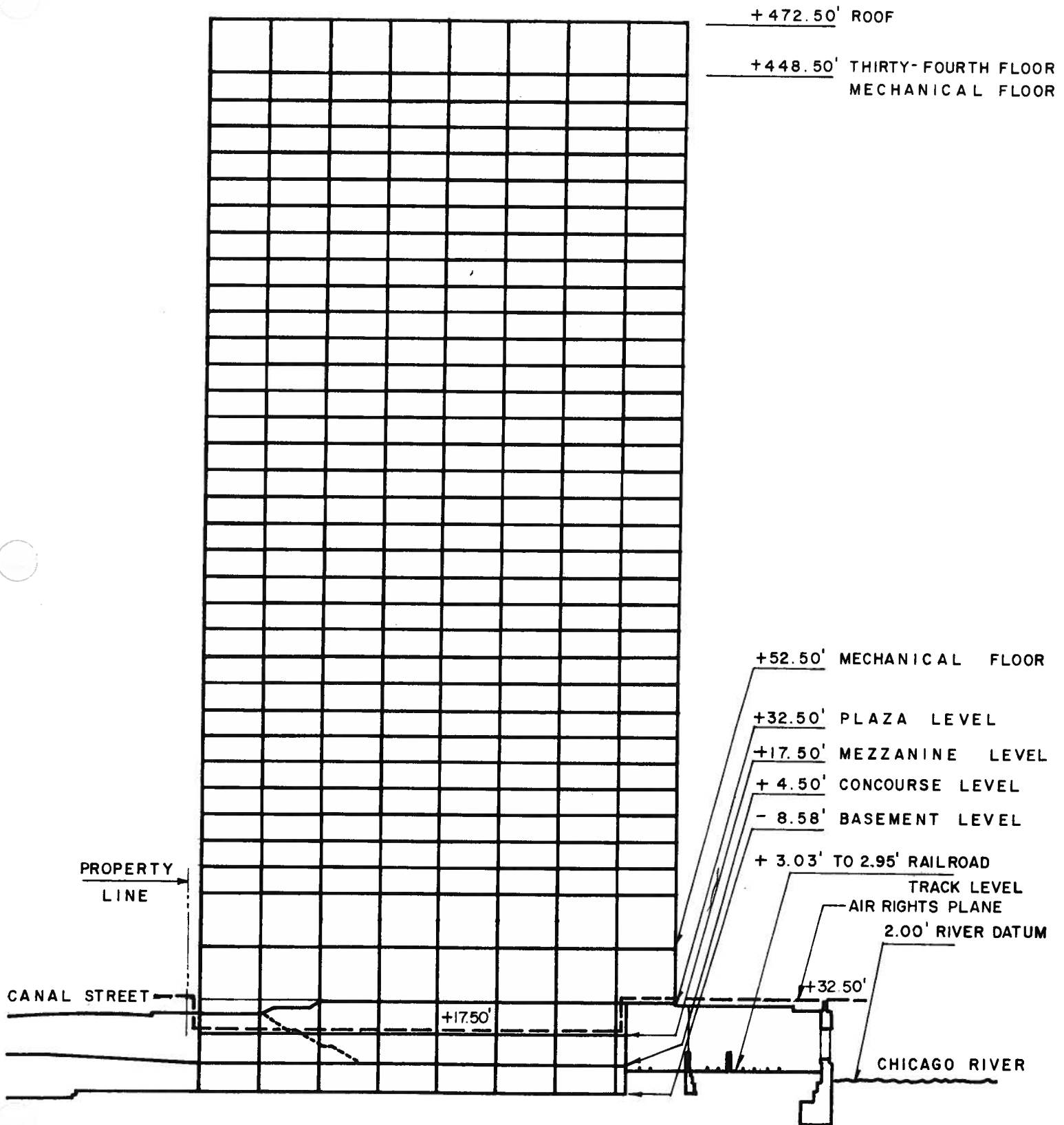
**BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
GENERALIZED LAND USE PLAN**



TISHMAN - ADAMS INC.
CHICAGO, ILLINOIS

SCALE: 1" = 200.0'
DATE: October 14, 1970

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
GENERALIZED LAND USE PLAN SECTION SUB AREA D

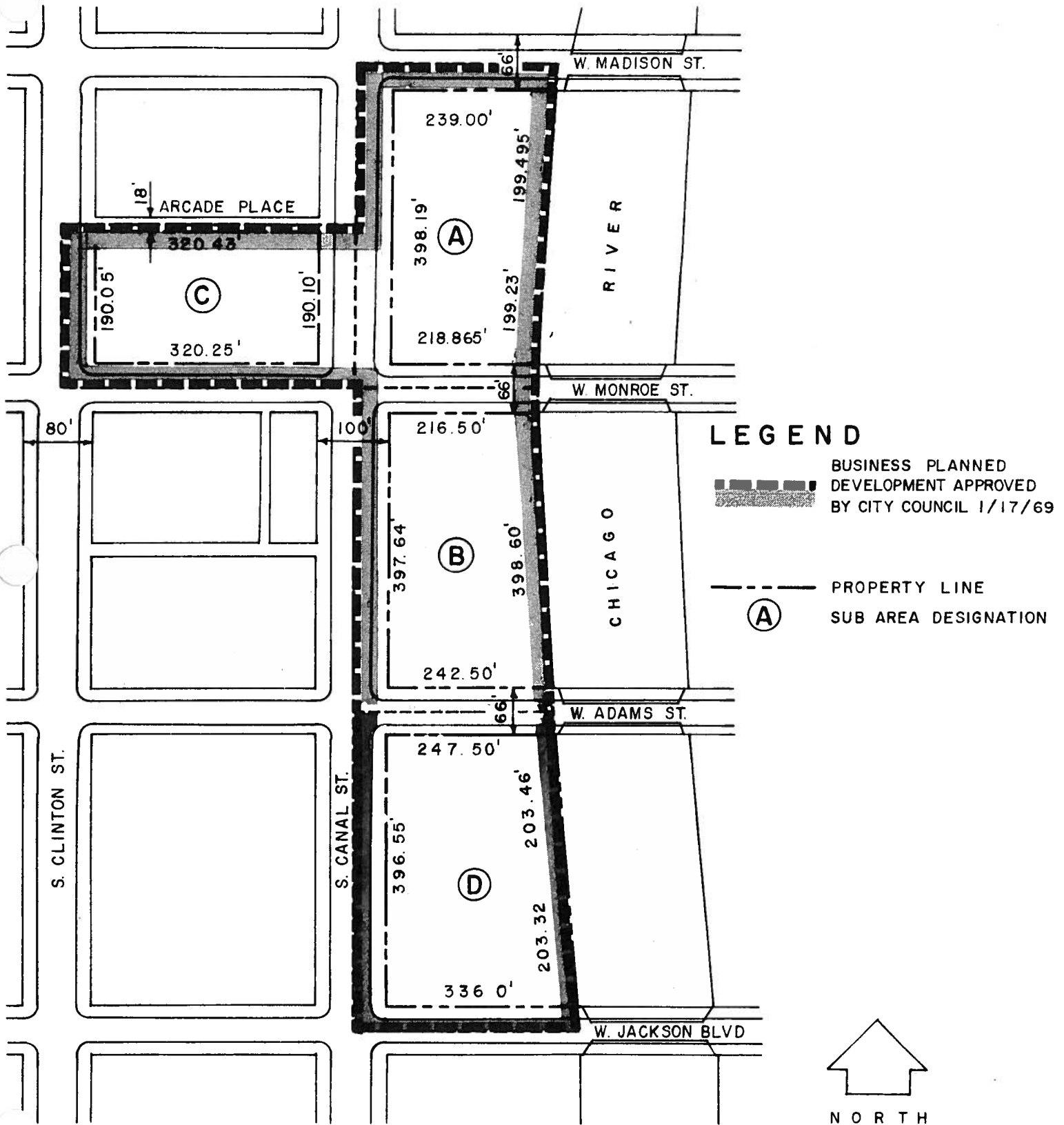


LONGITUDINAL SECTION LOOKING NORTH

TISHMAN - ADAMS INC.
CHICAGO, ILLINOIS

SCALE: 1" = 60.0'
DATE: October 14, 1970

**BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
PROPERTY LINE MAP**



TISHMAN - ADAMS INC.
CHICAGO, ILLINOIS

SCALE: 1" = 200.0'
DATE: October 14, 1970

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
PLANNED DEVELOPMENT USE AND BULK REGULATION AND DATA

<u>Net Site Area</u>						
Sub Areas	Sq. Ft.	Acres	General Description of Land Use	Max. Bldg. Height	Building Area Gross Sq. Feet	Max F.A.R. Max. % of Land Covered at Platform Level
A	90,586	2.08	Office building and related uses.	275' (El. + 302' C.C.D.)	753,358	8.5 45%
B	91,247	2.09	Office building and related uses.	275' (El. + 305' C.C.D.)	753,358	8.5 45%
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D	115,728	2.66	Office building and related uses. (including CME)	440' (El. + 472.5' C.C.D.)	1,271,851	12.1 45%
Gross Site Area = Net Site Area(8.23 acres) + area of public street (3.50 acres) = 11.73 acres						
Maximum F.A.R. For Total Area: 9.0						
Number of Parking Spaces provided in Sub Area C: 1,026						
Minimum Number of Parking Spaces required for uses within Sub Areas A, B & D: (including CME) 838						
Minimum Number of Loading Spaces provided:						
Sub Area A-6						
Sub Area B-6						
Sub Area D-7						
50% of total Net Site Area						
Maximum Overall Per Cent of Land Covered:						

Tishman-Adams Inc.

Date October 14, 1970

mitted a report recommending that the City Council pass said proposed ordinance.

On motion of Alderman Metcalfe said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Metcalfe, Holman, Despres, Rayner, Bohling, Cousins, Lupo, Buchanan, Swinarski, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahon, Keane, Brandt, Sande, Laskowski, Aiello, Casey, Laurino, Simon, Scholl, McCutcheon, Fifeiski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—41.

Nays—None.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance

be amended by changing all the B6-7 Restricted Central Business District, C3-5 Commercial-Manufacturing District, and Planned Development symbols and indications as shown on Map No. 2-F in the area bounded by

W. Madison Street; the West bank of the South Branch of the Chicago River; W. Jackson Boulevard; S. Canal Street; W. Monroe Street; S. Clinton Street; W. Arcade Place; and S. Canal Street,

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Plan of Development printed on pages 4864-4871 of this Journal]

COMMITTEE ON LOCAL INDUSTRIES, STREETS AND ALLEYS.

Grants Made of Privileges in Public Ways.

The Committee on Local Industries, Streets and Alleys, to which had been referred (on March 20 and 26, June 19 and 26, and subsequently up to and including December 30, 1968) twenty-two proposed ordinances and five proposed orders for grants of privileges in public ways, submitted a report recommending that the City Council pass said proposed ordinances and said proposed orders (transmitted therewith).

On separate motions made by Alderman Sain *each* of the said twenty-two proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Metcalfe, Holman, Despres, Rayner, Bohling, Cousins, Lupo, Buchanan, Swinarski, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahon, Keane, Brandt, Sande, Laskowski, Aiello, Casey, Laurino, Simon, Scholl, McCutcheon, Fifeiski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—41.

Nays—None.

Each of the said twenty-two ordinances contains Sections 3, 4, 5 and 6, which are identical with Sections 3, 4, 5 and 6 respectively of the "Standard Special Provisions" printed on page 2644 of the Journal of the Proceedings of April 17, 1968. Sections 1 and 2 of the said twenty-two ordinances read respectively as follows (the Italic heading in each case not being a part of the ordinance):

Grant to American National Bank of Chicago, as Trustee.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Permission and authority hereby are given and granted to American National Bank of Chicago, a national banking association, not individually, but as Trustee under Trust No. 10115, its successors and assigns, upon the terms and subject to the conditions of this ordinance, to main-

tain and use as now constructed a vault under the surface of the northerly half of E. Benton Place adjoining the premises known as the southwest corner of E. Lake Street and N. Wabash Avenue. Said vault not exceeding one hundred twenty-two (122) feet six (6) inches in length, twenty (20) feet in width nor fifteen (15) feet in depth, with three (3) openings thirty (30) inches by thirty-six (36) inches, thirty (30) inches by thirty-six (36) inches and eighteen (18) inches by eighteen (18) inches, respectively, in the public way over said vault; for a period of ten (10) years from and after May 1, 1968.

The location of said vault shall be as shown on print hereto attached, which by reference is made a part of this ordinance. Said vault shall be maintained and used in accordance with the ordinances of the City of Chicago and the directions of the Commissioner of Streets and Sanitation. The grantee shall keep that portion of the public way over said vault and the openings to said vault in good condition and repair, safe for public travel and free from snow, ice and dirt, to the satisfaction of the Commissioner of Streets and Sanitation.

SECTION 2. The grantee agrees to pay to the City of Chicago as compensation for the privileges herein granted the sum of nine hundred eighty and no/100 dollars (\$980.00) per annum, in advance, the first payment to be made as of May 1, 1968, and each succeeding payment on the same day and month annually thereafter. In case of the termination of the privileges herein granted the grantee shall, nevertheless, remain liable to the City of Chicago for the annual compensation which shall have become due and payable under the provisions hereof before the structures and appliances herein authorized are removed and the public way is restored as herein required.

Grant to The Chicago Polish Daily News.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Permission and authority hereby are given and granted to The Chicago Polish Daily News, a corporation, its successors and assigns, upon the terms and subject to the conditions of

(Continued on page 4872)

P L A N O F D E V E L O P M E N T

BUSINESS PLANNED DEVELOPMENT NO. 27, AS AMENDED
(AIR RIGHTS)STATEMENTS

1. The area delineated hereon as "Business Planned Development No. 27, As Amended" is controlled as follows:

Sub Area A. The air rights and portions of the underlying space under Lease dated as of September 13, 1963, and recorded September 18, 1963, as Document No. 18917 214 are controlled by Tishman-Gateway, Inc., an Illinois corporation, and LaSalle National Bank, a national banking association, as Trustees under Trust Agreement dated September 5, 1963, and known as Trust No. 31511. They are co-tenants under said lease from Chicago Union Station Company, The Pennsylvania Railroad Company (predecessor of Penn Central Company) and Pittsburgh, Fort Wayne and Chicago Railway Company, lessors.

Sub Area B. The air rights and portions of the underlying space under a Lease Dated as of July 1, 1965, and recorded October 14, 1965, as Document No. 19618053 are controlled by Tishman-Monroe, Inc., an Illinois corporation, and LaSalle National Bank, a national banking association, as Trustees under Trust Agreement dated June 3, 1965 and known as Trust No. 33724. They are co-tenants under a lease from Chicago Union Station Company, The Pennsylvania Railroad Company (predecessor of Penn Central Company) and Pittsburgh, Fort Wayne and Chicago Railway Company, lessors.

Sub Area D. The air rights and portions of the underlying space under a Lease to be entered into, will be controlled by Tishman-Adams, Inc., an Illinois corporation, and LaSalle National Bank, a national banking association, as Trustees under Trust Agreement dated August 15, 1968 and known as Trust No. 38499. They are co-tenants under a lease to be entered into from Chicago Union Station Company, Penn Central Company and Pittsburgh, Fort Wayne and Chicago Railway Company, lessors.

Balance of Sub Areas A, B and D. The remainder is controlled by Chicago Union Station Company, Penn Central Company and Pittsburgh, Fort Wayne and Chicago Railway Company.

BUSINESS PLANNED DEVELOPMENT NO. 27, AS AMENDED
(AIR RIGHTS)

STATEMENTS (cont'd)

Sub Area C. This area is controlled by Gateway Center Parking, Inc., an Illinois corporation, and its sub-tenants and concessionaires, as lessee under a lease from Tishman-Canal, Inc., an Illinois corporation, lessor.

2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.
3. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
4. A paved pedestrian plaza at sidewalk level will cover the sites of Sub Areas A, B and D. Off-street loading ingress and egress shall be adequately designed and paved for motor vehicles on Sub Areas A, B and D.
5. All applicable official reviews, approvals or permits are required to be obtained by the following for the respective Sub Areas:

Sub Area A -- Tishman-Gateway Inc.
or its successor.

Sub Area B -- Tishman-Monroe Inc.
or its successor.

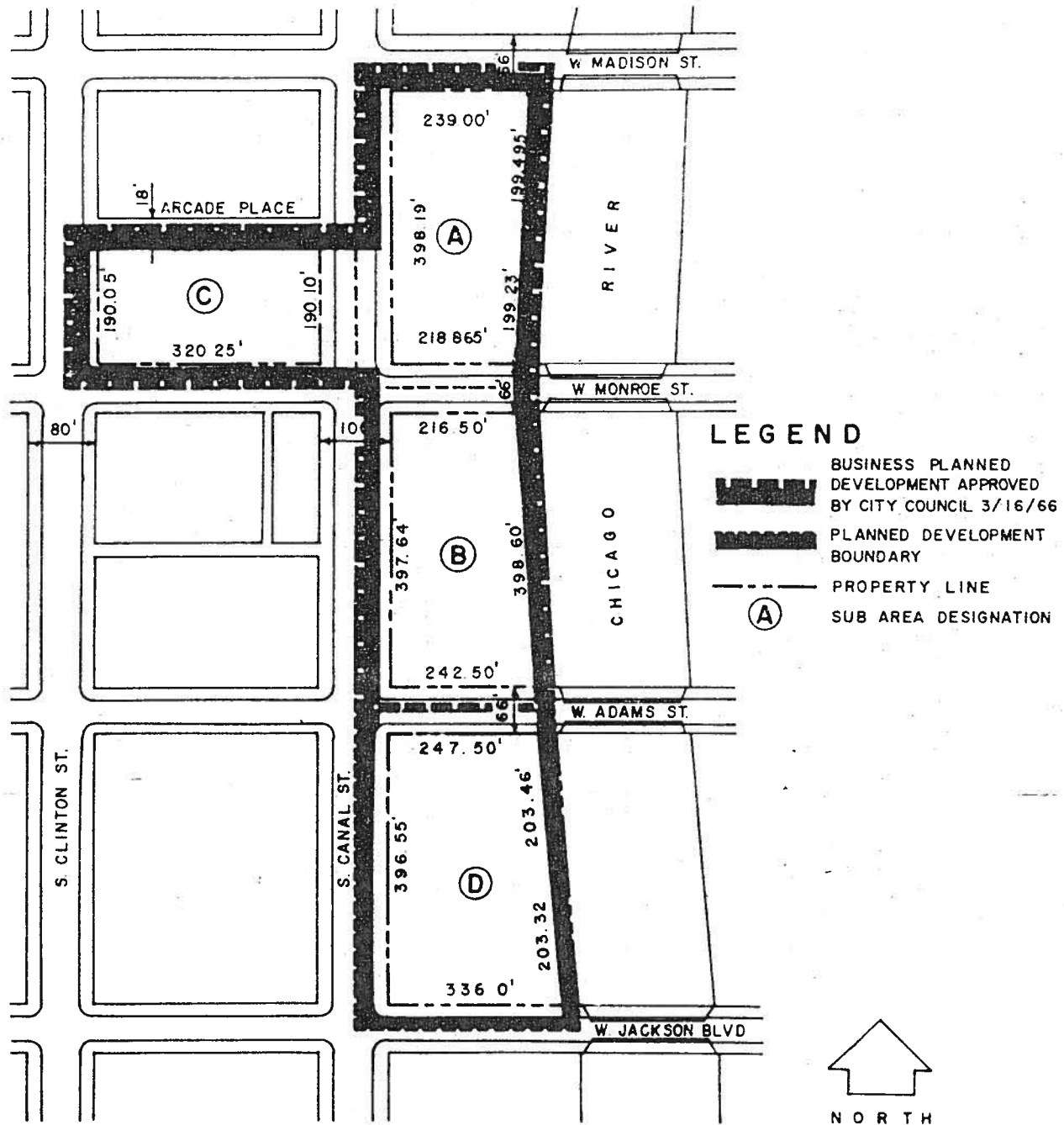
Sub Area C -- Tishman-Canal Inc.
or its successor.

Sub Area D -- Tishman-Adams Inc.
(an applicant) or
its successor.

6. Use of air rights land will consist of a twenty-story building on each of Sub Areas A and B for business office occupancy and related uses. These will be over railroad tracks used in conjunction with railroad station. Use of air rights land on Sub Area D will consist of a thirty-four story building for business office occupancy and related uses. This building will be over the passenger concourse of the Chicago Union Station. Sub Area C will be used for a five-story parking facility and related uses, primarily to serve the parking needs of the buildings located in Sub Areas A, B and D in accordance with the action of the City of Chicago Zoning Board of Appeals in Cal. No. 106-65-S.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a B6-7 Restricted Central Business District classification (as applied to Sub Areas A, B and D) and a C3-5 Commercial-Manufacturing District classification (as applied to Sub Area C), and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Development Amendments".

Date: 11/15/68

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
PROPERTY LINE MAP

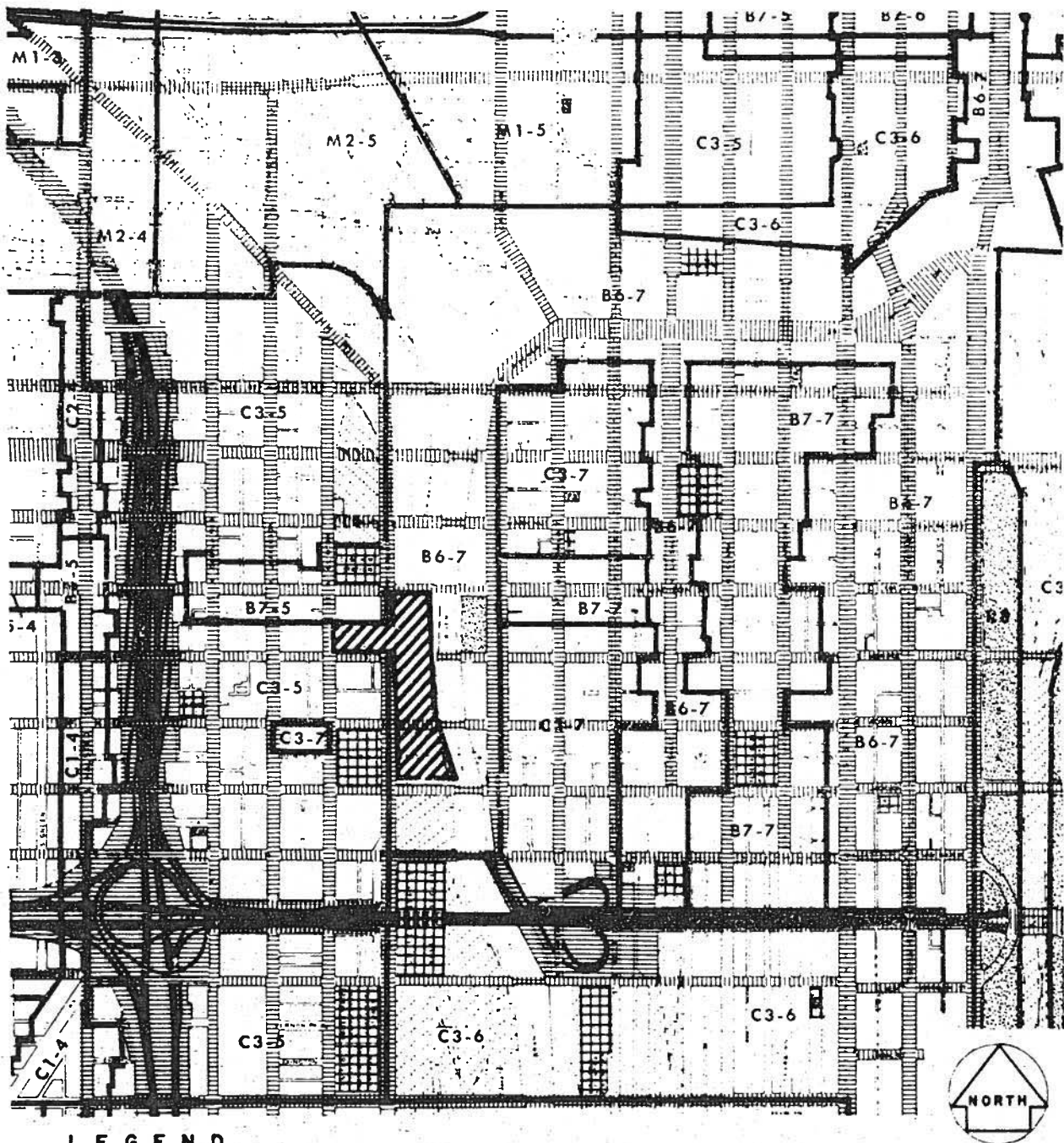


TISHMAN - ADAMS INC.
CHICAGO, ILLINOIS

SCALE: 1" = 200.0'
DATE: 11/15/68

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED (AIR RIGHTS)

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

— ZONING DISTRICT

MUNICIPAL FACILITIES -
PARKSOTHER PUBLIC, QUASI-PUBLIC
AND PRIVATE INSTITUTIONS &
FACILITIES

PREFERENTIAL STREETS

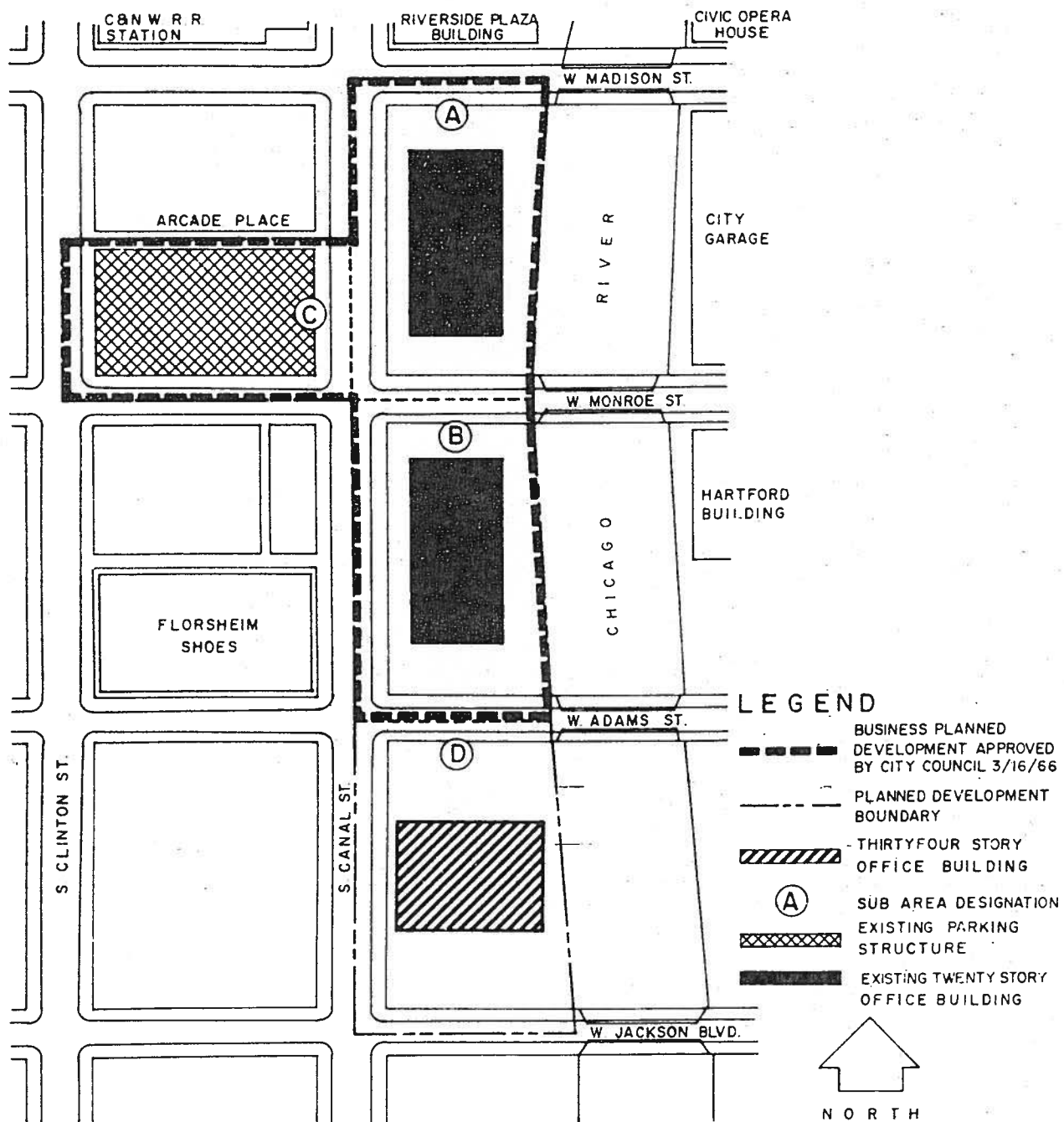
BUSINESS PLANNED DEVELOPMENT
NO. 27 AS AMENDED

TISHMAN-ADAMS INC.
CHICAGO, ILLINOIS

SCALE: 1"=1000.0'

DATE: 11/15/68

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
GENERALIZED LAND USE PLAN

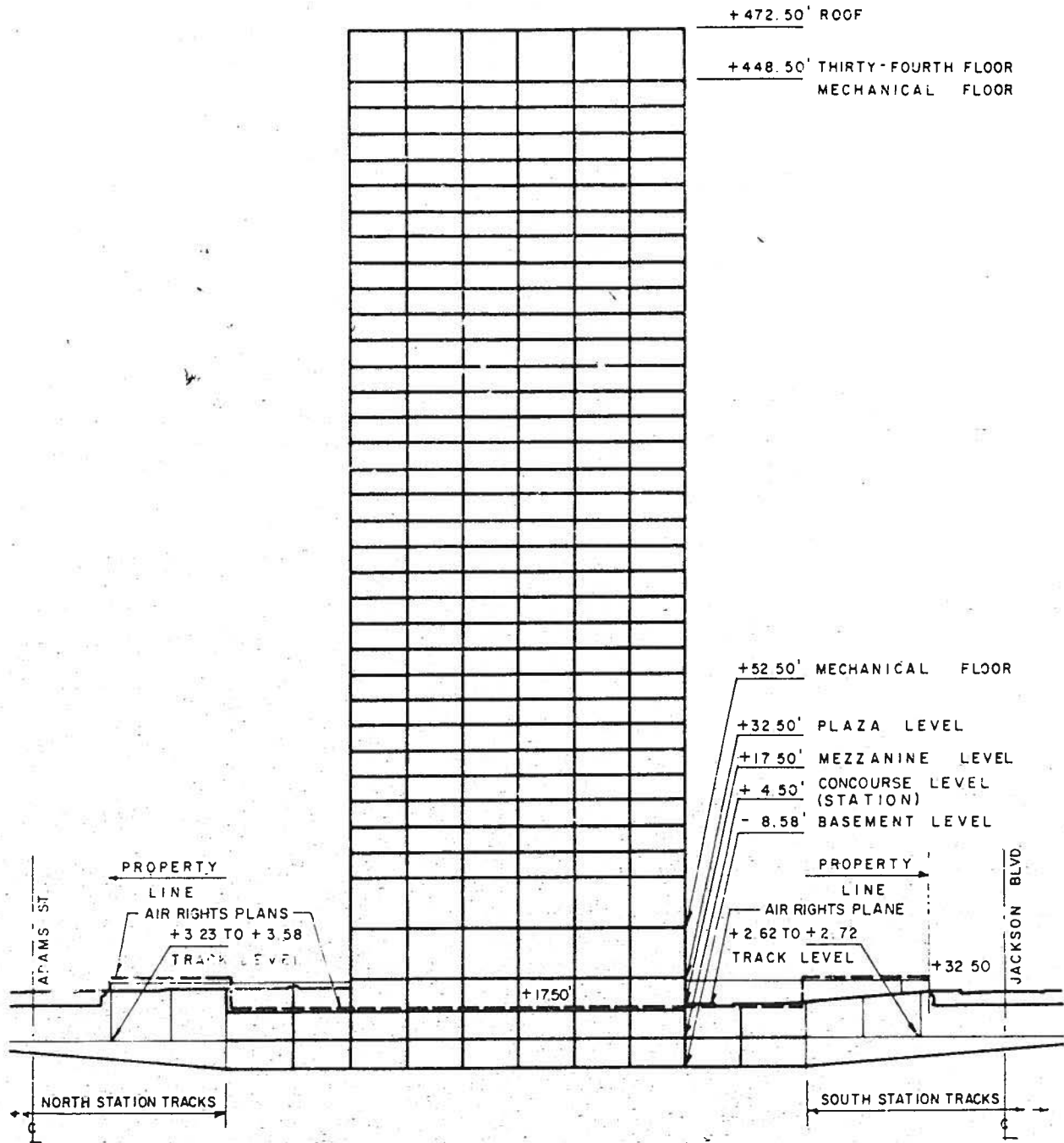


TISHMAN - ADAMS INC.
CHICAGO, ILLINOIS

SCALE: 1" = 200.0'

DATE: 11/15/68

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
GENERALIZED LAND USE PLAN - SECTION SUB AREA D



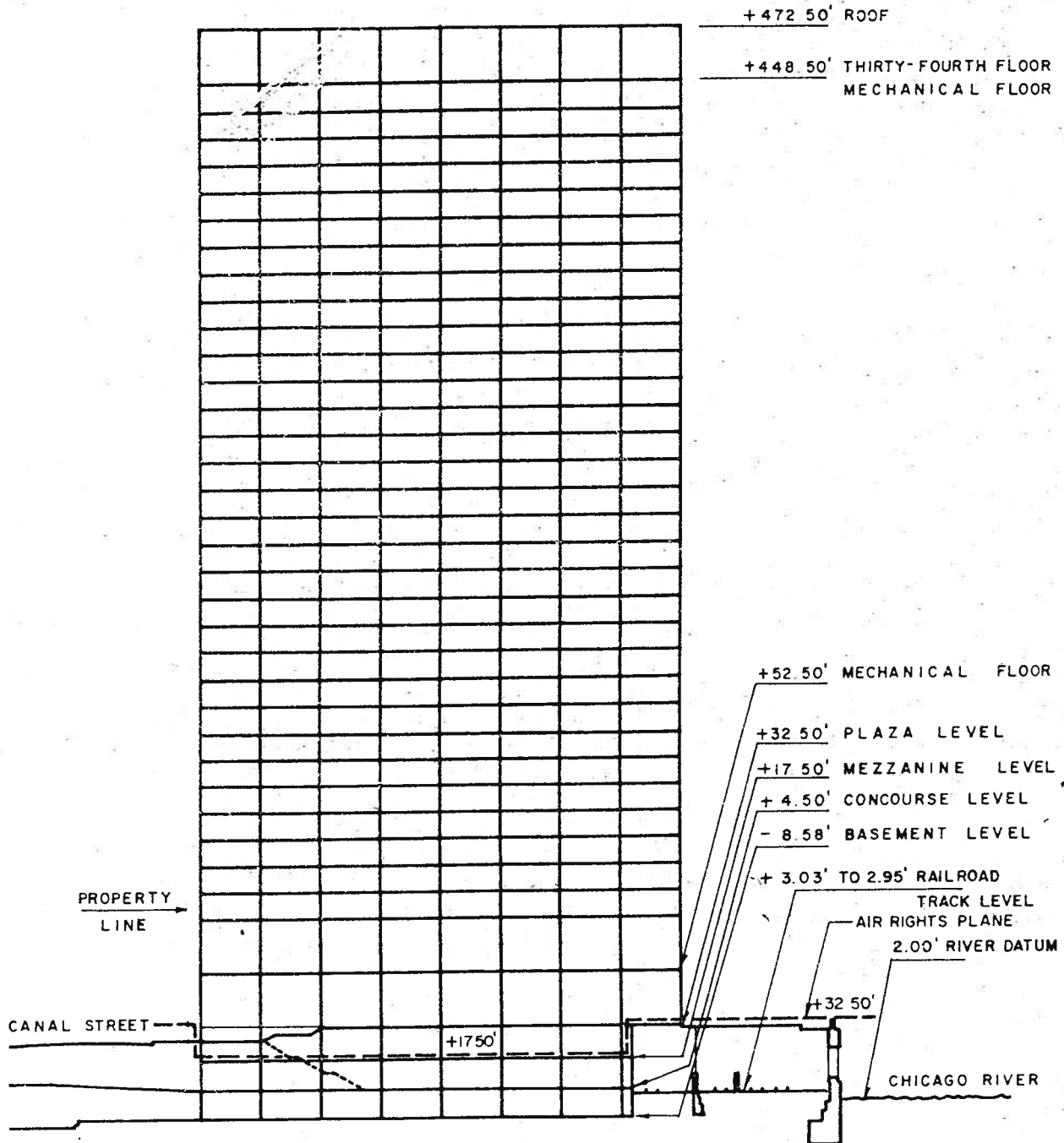
TRANSVERSE SECTION LOOKING EAST

TISHMAN - ADAMS INC.
CHICAGO, ILLINOIS

SCALE: 1" = 60.0'

DATE: 11/15/68

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
GENERALIZED LAND USE PLAN SECTION SUB AREA D



LONGITUDINAL SECTION LOOKING NORTH

TISHMAN - ADAMS INC.
CHICAGO, ILLINOIS

SCALE: 1" = 60.0'

DATE: 11/15/68

BUSINESS PLANNED DEVELOPMENT NO. AS AMENDED
(AIR RIGHTS)
PLANNED DEVELOPMENT USE AND BULK REGULATION AND DATA

Net Site Area

<u>Sub Areas</u>	<u>Sq. Ft.</u>	<u>Acres</u>	<u>General Description of Land Use</u>	<u>Max. Bldg. Height</u>	<u>Building Area Gross Sq. Feet</u>	<u>Max F.A.R.</u>	<u>Max. % of Land Covered at Platform Level</u>
A	90,586	2.08	Office building and related uses.	275' (El. + 302' C.C.D.)	753,358	8.5	45%
B	91,247	2.09	Office building and related uses.	275' (El. + 305' C.C.D.)	753,358	8.5	45%
C	60,800	1.40	6-story parking facility and related uses.	54' (El. + 74' C.C.D.)	325,800	5.4	100%
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Gross Site Area = Net Site Area (8.23 acres) + area of public street (3.50 acres) = 11.73 acres

Maximum F.A.R. For Total Area: 9.0

Number of Parking Spaces provided in Sub Area C: 1,026

Minimum Number of Parking Spaces required for uses within Sub Areas A, B & D: 820

Minimum Number of Loading Spaces provided:

Sub Area A-6

Sub Area B-6

Sub Area D-7

Maximum Overall Per Cent of Land Covered: 50% of total Net Site Area

Tishman-Adams Inc.

Date 11/15/68

7941

Passed -

1-17-69

C.J. Page.

PLAN OF DEVELOPMENT

BUSINESS PLANNED DEVELOPMENT NO. 27, AS AMENDED
(AIR RIGHTS)

STATEMENTS

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Balance of Sub Areas A, B and D. The remainder is controlled by Chicago Union Station Company, Penn Central Company and Pittsburgh, Fort Wayne and Chicago Railway Company.

BUSINESS PLANNED DEVELOPMENT NO. 27, AS AMENDED
(AIR RIGHTS)

STATEMENTS (cont'd)

Sub Area C. This area is controlled by Gateway Center Parking, Inc., an Illinois corporation, and its sub-tenants and concessionaires, as lessee under a lease from Tishman-Canal, Inc., an Illinois corporation, lessor.

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or its successor.
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 - Sub Area C -- Tishman-Canal Inc.
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 - Sub Area D -- Tishman-Adams Inc.
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BUSINESS PLANNED DEVELOPMENT NO. 27, AS AMENDED
(AIR RIGHTS)

STATEMENTS (cont'd)

related uses, primarily to serve the parking needs of the buildings located in Sub Areas A, B and D in accordance with the action of the City of Chicago Zoning Board of Appeals in Cal. No. 106-65-S.

7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a B6-7 Restricted Central Business District classification (as applied to Sub Areas A, B and D) and a C3-5 Commercial-Manufacturing District classification (as applied to Sub Area C), and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Development Amendments".

Date: 11/15/68

SECTION 46. Amend Article 11 by deleting the words "Commissioner of City Planning" from the first sentence following the subtitle of Section 11.4-1 appearing on page 162A and substituting in lieu thereof the following:

"Commissioner of Development and Planning"

SECTION 47. Amend Article 11 by deleting the words "Commissioner of City Planning" from Section 11.4-1(1a)(1) appearing on page 162A and substituting in lieu thereof the following:

"Commissioner of Development and Planning"

SECTION 48. Amend Article 11 by deleting the words "Commissioner of City Planning" from Section 11.4-1(1a)(1)(b) appearing on page 162A and substituting in lieu thereof the following:

"Commissioner of Development and Planning"

SECTION 49. Amend Article 11 by deleting the words "Commissioner of City Planning," wherein they appear, from Section 11.4-1(1a)(1)(c) on page 162A and substituting in lieu thereof the following:

"Commissioner of Development and Planning" PD

SECTION 50. Amend Article 11 by deleting the words "Commissioner of City Planning" from Section 11.9-2 appearing on page 172A and substituting in lieu thereof the following:

"Commissioner of Development and Planning"

SECTION 51. Amend Article 11 by deleting the words "Commissioner of City Planning" from the first paragraph of Section 11.9-4 appearing on page 172A and substituting in lieu thereof the following:

"Commissioner of Development and Planning"

SECTION 52. Amend Article 11 by deleting the words "Commissioner of City Planning," wherein they appear, in the second paragraph of Section 11.9-4 on page 172A and substituting in lieu thereof the following:

"Commissioner of Development and Planning"

SECTION 53. Amend Article 11 by deleting the words "Commissioner of City Planning" from Section 11.10-2 appearing on page 175A and substituting in lieu thereof the following:

"Commissioner of Development and Planning"

SECTION 54. Amend Article 11 by deleting the words "Commissioner of City Planning" from Section 11.10-5 appearing on page 176A and substituting in lieu thereof the following:

"Commissioner of Development and Planning"

SECTION 55. Amend Article 11 by deleting the words "Commissioner of City Planning" from the second sentence of Section 11.11-1 appearing on page 178A and substituting in lieu thereof the following:

"Commissioner of Development and Planning"

SECTION 56. This ordinance shall be in force and effect from and after its passage and due publication.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Metcalfe the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on March 3, 1966, pages 6371-6372, recommending that the City Council pass eleven proposed ordinances transmitted with the committee's report for amend-

ment of the Chicago Zoning Ordinance to reclassify particular areas.

On separate motions made by Alderman Metcalfe nine of the said proposed ordinances (which were recommended by the committee without change) were *Passed*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Harvey, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo, Buchanan, Danaher, Zelezinski, Healy, J. P. Burke, Kraska, Murray, Fitzpatrick, Campbell, Yaksic, Janousek, Tourek, Collins, Marzullo, Sain, Provenzano, T. F. Burke, McMahon, Keane, Sulski, Brandt, Sande, Laskowski, Aiello, Casey, Cullerton, Laurino, Scholl, Goldberg, Bauler, Rosenberg, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda—45.

Nays—None.

Said nine ordinances as passed read respectively as follows:

Reclassification of Area Shown on Map No. 2-F. Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District, C3-5 Commercial-Manufacturing District, and Planned Development symbols and indications as shown on Map No. 2-F in the area bounded by

W. Madison Street; the west bank of the South Branch of the Chicago River; W. Adams Street; S. Canal Street; W. Monroe Street; S. Clinton Street; W. Arcade Place; and S. Canal Street,

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Plan of Development attached to this ordinance printed on pp. 6471 to 6478 incl.]

Reclassification of Area Shown on Map No. 7-G. Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 7-G in the area bounded by

W. Schubert Avenue, or the line thereof if extended where no street exists; N. Sheffield Avenue; N. Lincoln Avenue; N. Kenmore Avenue; the alley next south of the alley next south of and parallel to W. Diversey Parkway; and the alley next west of and parallel to N. Sheffield Avenue,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above-described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 9-G. Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance

[Continued on page 6479]

P L A N O F D E V E L O P M E N T

BUSINESS PLANNED DEVELOPMENT NO. 27, AS AMENDED
(AIR RIGHTS)

STATEMENTS

1. The area delineated hereon as "Business Planned Development No. 27, As Amended" is controlled as follows:

Sub Area A. The air rights and portions of the underlying space under Lease dated as of September 13, 1963, and recorded September 18, 1963, as Document No. 18917 214 are controlled by Tishman-Gateway Inc., an Illinois corporation, and LaSalle National Bank, a national banking association, as Trustees under Trust Agreement dated September 5, 1963, and known as Trust No. 31511. They are co-tenants under said Lease from Chicago Union Station Company, The Pennsylvania Railroad Company and Pittsburgh, Fort Wayne and Chicago Railway Company, lessors.

Sub Area B. The air rights and portions of the underlying space under a Lease, to be entered into, will be controlled by Tishman-Monroe Inc., an Illinois corporation, and LaSalle National Bank, a national banking association, as Trustees under Trust Agreement dated June 3, 1965 and known as Trust No. 33724. They are co-tenants under a Lease from Chicago Union Station Company, The Pennsylvania Railroad Company and Pittsburgh, Fort Wayne and Chicago Railway Company, lessors.

Balance of Sub Areas A and B. The remainder is controlled by Chicago Union Station Company, The Pennsylvania Railroad Company and Pittsburgh, Fort Wayne and Chicago Railway Company.

Sub Area C. This area is controlled by Gateway Center Parking, Inc an Illinois corporation, and its sub-tenants and concessionaires, as lessee under a Lease from Tishman-Canal Inc., an Illinois corporation, lessor.

2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

BUSINESS PLANNED DEVELOPMENT NO. 27, AS AMENDED
(AIR RIGHTS)

STATEMENTS (cont'd)

3. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
4. A paved pedestrian plaza at sidewalk level will cover the sites of Sub Areas A and B. Off-street loading ingress and egress shall be adequately designed and paved for motor vehicles on Sub Areas A and B.
5. All applicable official reviews, approvals or permits are required to be obtained by the following for the respective Sub Areas:

Sub Area A -- Tishman-Gateway Inc.
or its successor.

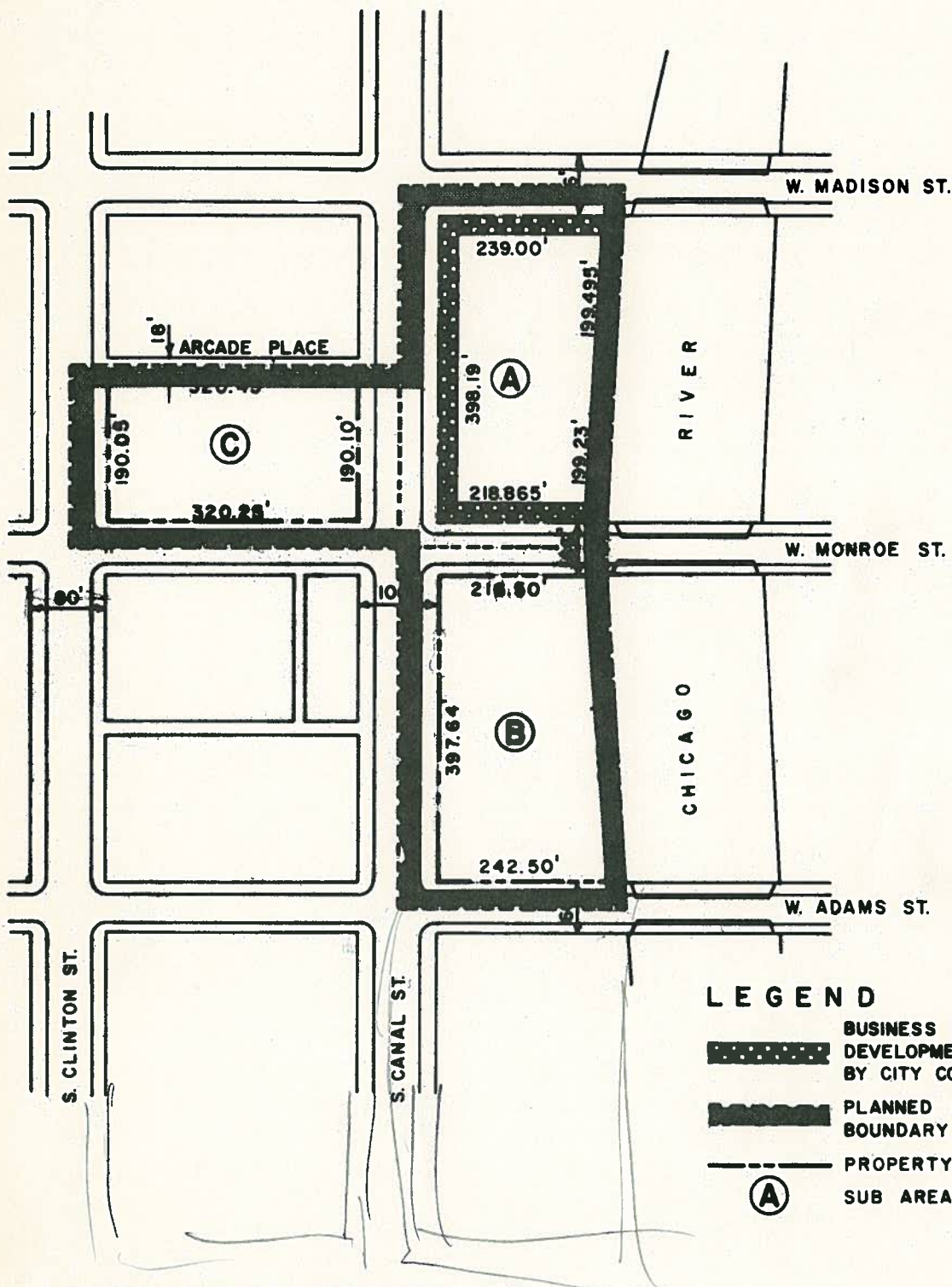
Sub Area B -- Tishman-Monroe Inc.
(the applicant) or
its successor.

Sub Area C -- Tishman-Canal Inc.
or its successor.
6. Use of air rights land will consist of a twenty-story building on each of Sub Areas A and B for business office occupancy and related uses. These will be over railroad tracks used in conjunction with railroad station. Sub Area C will be used for a five-story parking facility and related uses, primarily to serve the parking needs of the buildings located in Sub Areas A and B, in accordance with the action of the City of Chicago Zoning Board of Appeals in Cal. No. 106-65-S.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a B6-7 Restricted Central Business District classification (as applied to Sub Areas A and B) and a C3-5 Commercial-Manufacturing District classification (as applied to Sub Area C), and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Development Amendments".

Tishman-Monroe Inc.
Chicago, Illinois

Date: November 15, 1965

**BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
PROPERTY LINE MAP**



TISHMAN-MONROE INC.
CHICAGO, ILLINOIS

SCALE: 1" = 200.0'
DATE: NOV 15, 1965

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



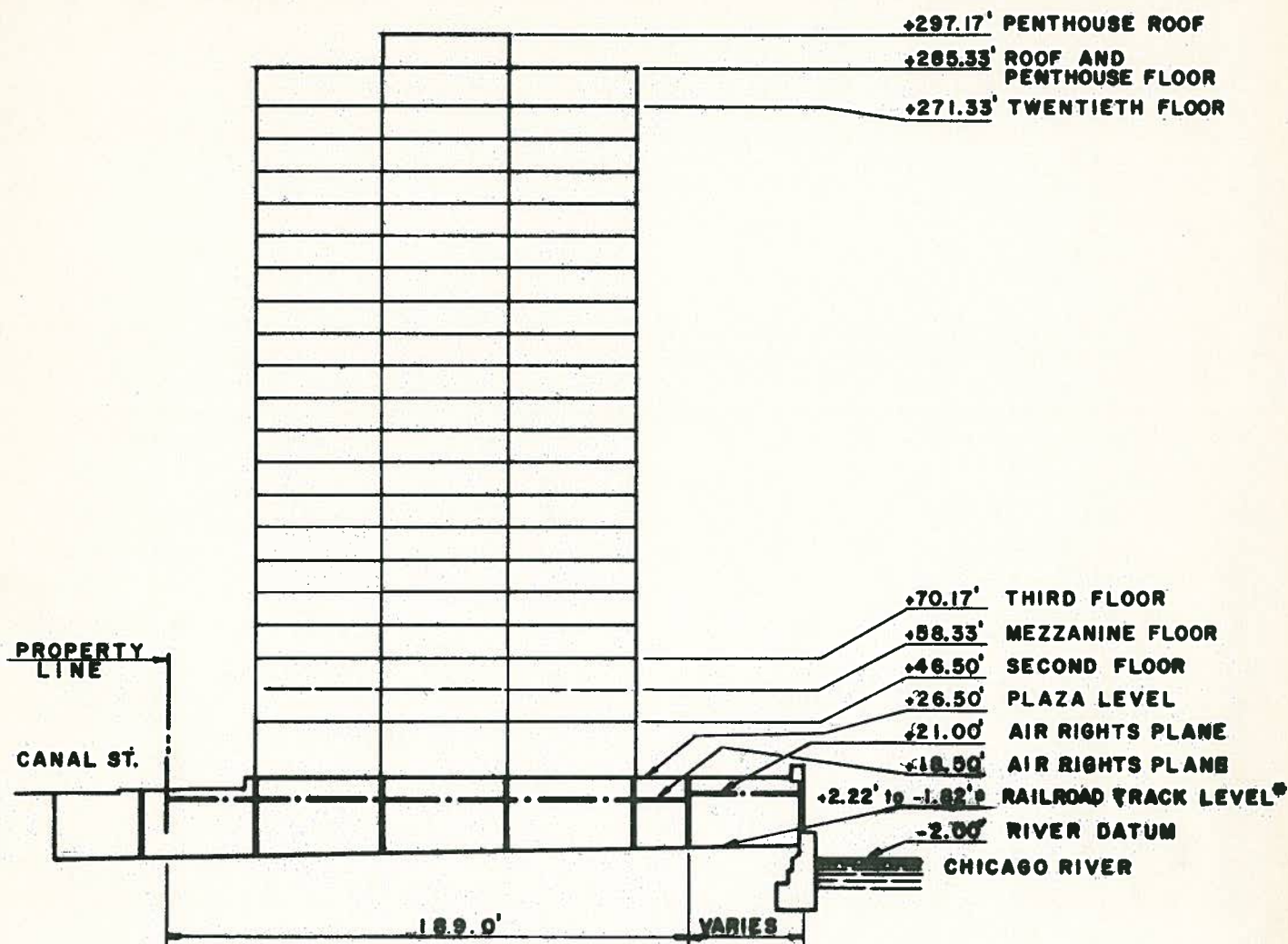
中国医药出版社
 北京

1871



SCALE: 1"=1000.0'
DATE: NOV 15, 1965

**BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
GENERALIZED LAND USE PLAN - SECTIONS SUB AREA A**



TRANSVERSE SECTION LOOKING NORTH



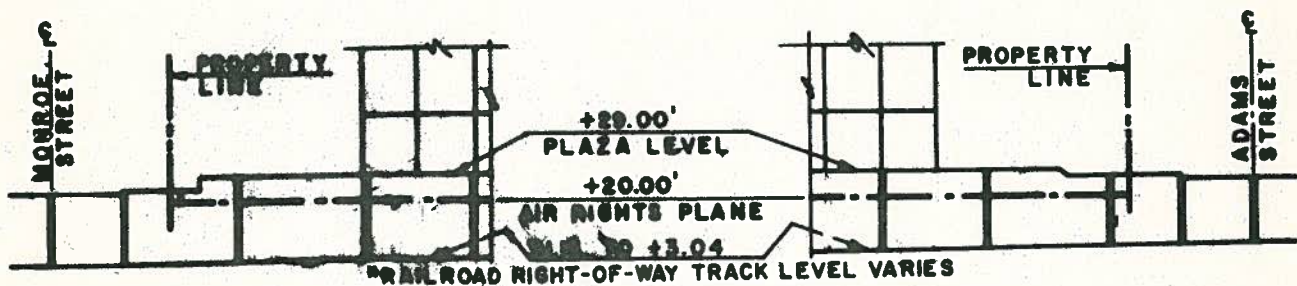
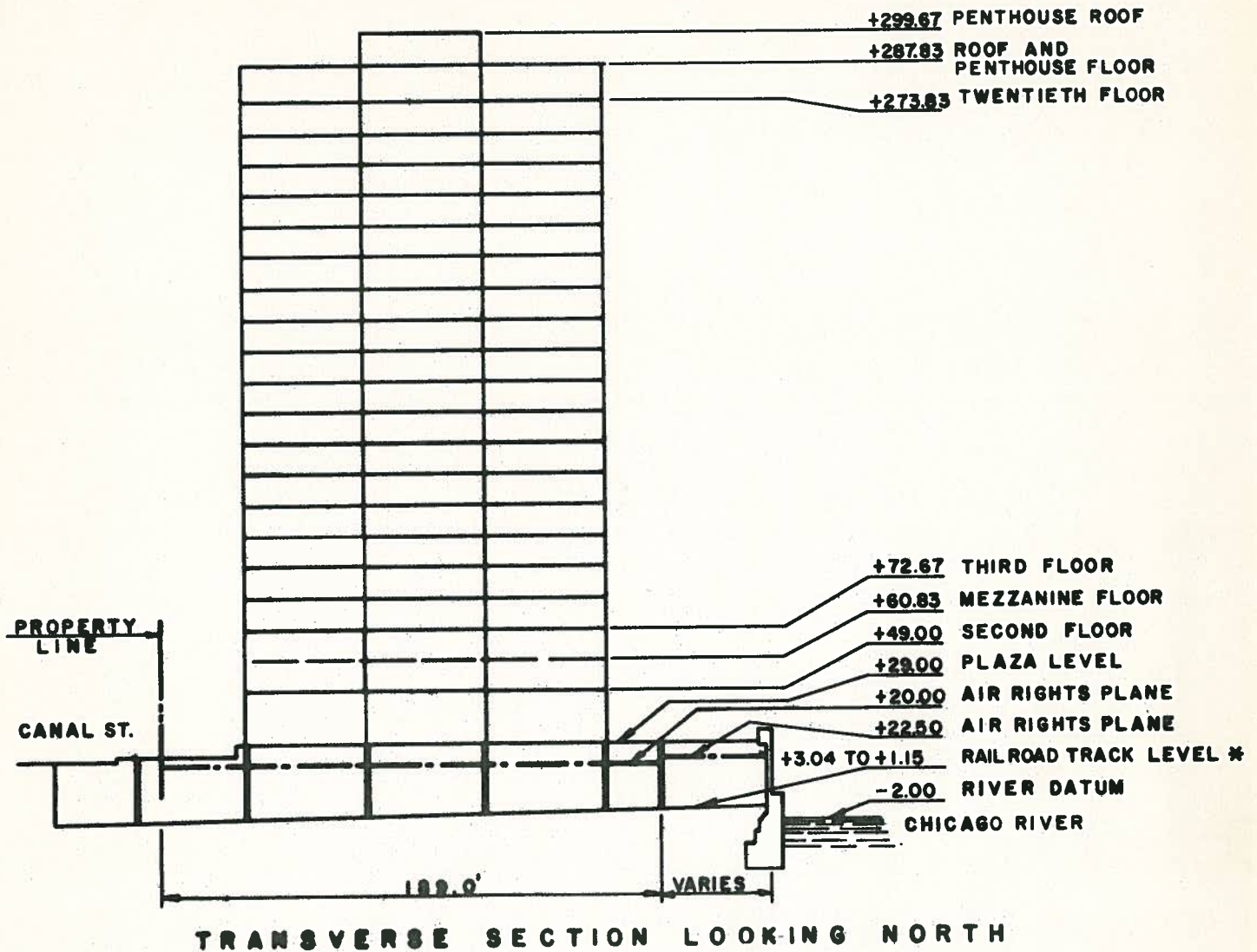
*** USED FOR RAILROAD PASSENGER STATION ACCESS
LONGITUDINAL SECTION LOOKING EAST**

TISHMAN-MONROE INC.
CHICAGO, ILLINOIS

SCALE: 1"=60.0'
DATE: NOV 15, 1965

BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED (AIR RIGHTS)

GENERALIZED LAND USE PLAN - SECTIONS SUB AREA B

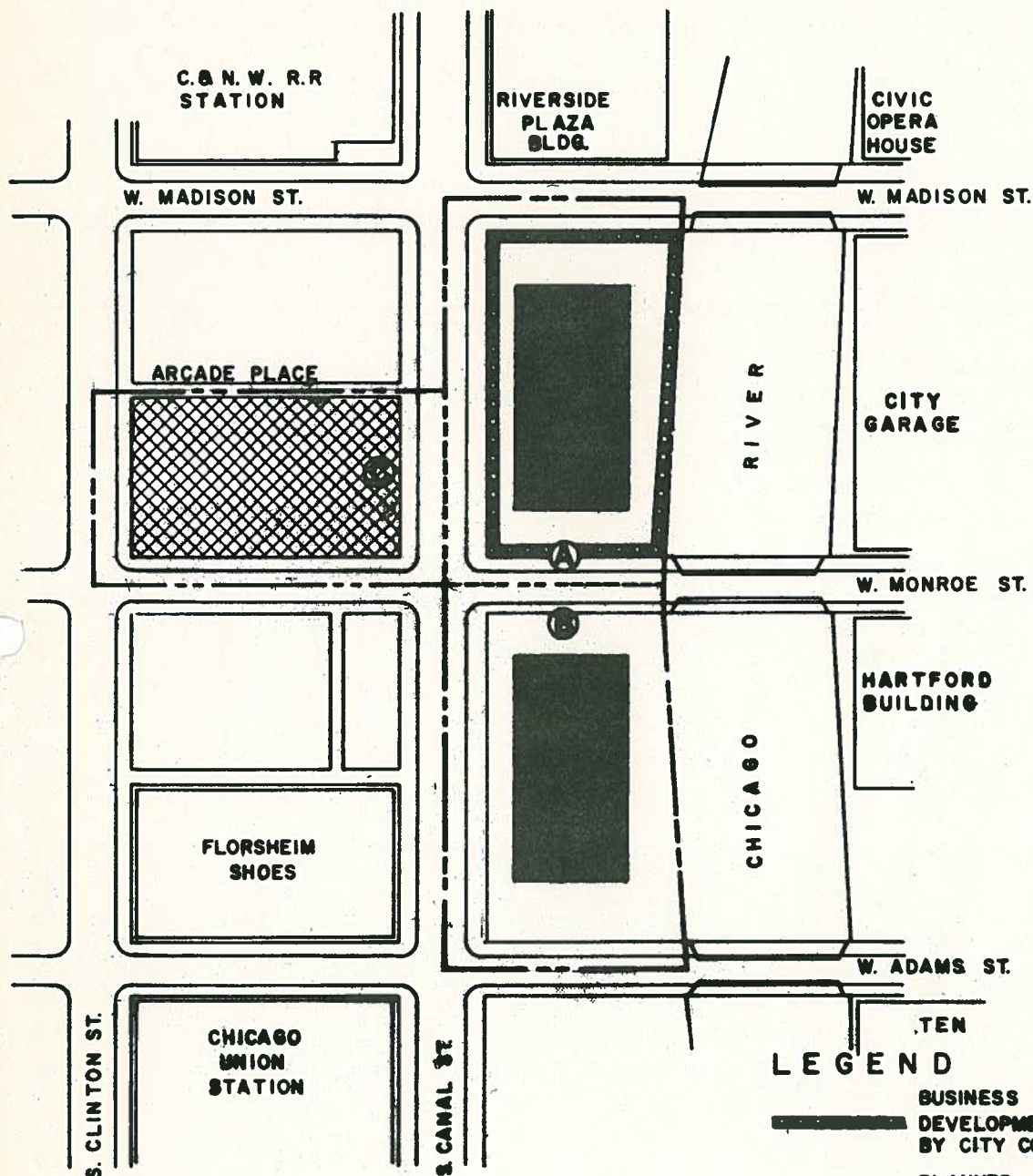


* USED FOR RAILROAD PASSENGER STATION ACCESS



TISHMAN-MONROE INC.
CHICAGO, ILLINOIS

SCALE: 1"=60.0'
DATE: NOV 15, 1968

**BUSINESS PLANNED DEVELOPMENT NO. 27 AS AMENDED
(AIR RIGHTS)
GENERALIZED LAND USE PLAN**



LEGEND

-  BUSINESS PLANNED DEVELOPMENT APPROVED BY CITY COUNCIL 4-17-64
-  PLANNED DEVELOPMENT BOUNDARY
-  TWENTY STORY OFFICE BUILDING
-  SUB AREA DESIGNATION
-  PARKING STRUCTURE



TISHMAN-MONROE INC.
CHICAGO, ILLINOIS

SCALE: 1" = 200.0'
DATE: NOV 15, 1965

BUSINESS PLANNED DEVELOPMENT NO. 27, AS AMENDED

(AIR RIGHTS)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Sub Areas	Net Site Area		General Description of Land Use	Max. Bldg. Height	Building Area		Max. F. A. R.	Max. % of Land Covered at Platform Level
	Sq. Ft.	Acres			Gross Sq. Ft.			
A	90,586	2.08	Business units & related uses.	275' (El. +302' C. C. D.)	753,358		8.5	45%
B	91,247	2.09	Business units & related uses.	275' (El. +305' C. C. D.)	753,358		8.5	45%
C	60,800	1.40	5-Story Parking Facility and related uses.	45' (El. + 65' C. C. D.)	304,000		7.0	100%

Gross Site Area = Net Site Area (5.57 acres) + area of public street (2.53 acres) = 8.10 acres

Maximum F. A. R. for Total Area: 8.5

Number of Parking Spaces Provided: In accordance with plans as approved by the Zoning Board of Appeals
RE: CAL. NO. 106-65-S

Minimum Number of Loading Spaces Provided: Sub Area A-6
Sub Area B-6

Maximum Overall Per Cent of Land Covered: 55% of total Net Site Area

Tishman-Monroe Inc.

Date Nov. 15, 1965

mittee's report, to authorize acceptance of high bid of Nicolson, Porter and List, Inc., for sale of city-owned property located on S. Harlem Avenue between W. Cermak Road and W. 26th Street.

Alderman Keane moved to pass the said proposed ordinance.

Alderman Bohling moved to *Re-refer* said proposed ordinance to the Committee on Finance.

Alderman Keane moved to Lay the Motion to *Re-refer* on the Table. The motion to *Lay on the Table* *Prevailed*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Metcalfe, Holman, Miller, Condon, Lupo, Danaher, Zelezinski, Healy, J. P. Burke, Krska, Sheridan, Murray, Fitzpatrick, Campbell, Janousek, Tourek, Collins, Zydlo, Sain, Tomaso, T. F. Burke, Ronan, Keane, Brandt, Sande, Laskowski, Massey, Cullerton, Shapiro, Kaplan, Goldberg, Bauler, Rosenberg, Fifielski, Kerwin, Wigoda—37.

Nays—Aldermen Despres, Bohling, Buchanan, Chew, Yaksic, Scholl, O'Rourke, Sperling—8.

The question thereupon being put, on the passage of the pending proposed ordinance, the motion *Prevailed*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Metcalfe, Holman, Miller, Condon, Lupo, Danaher, Zelezinski, Healy, J. P. Burke, Krska, Sheridan, Chew, Murray, Fitzpatrick, Campbell, Janousek, Tourek, Collins, Zydlo, Sain, Tomaso, T. F. Burke, Ronan, Keane, Brandt, Sande, Laskowski, Massey, Cullerton, Shapiro, Kaplan, Goldberg, Bauler, Rosenberg, Fifielski, Kerwin, Wigoda—38.

Nays—Aldermen Despres, Bohling, Buchanan, Yaksic, Scholl, O'Rourke, Sperling—7.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The City of Chicago hereby accepts the bid of Nicolson, Porter and List, Inc., to purchase for the sum of two million one hundred seventy-seven thousand five hundred dollars (\$2,177,500.00) the City-owned property described as follows:

The Northeast quarter of Section 25, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, State of Illinois, except railroad right of ways and except all streets heretofore dedicated or conveyed; also

That part of Lot 1 of the Circuit Court Partition of the West part of the Northwest quarter and the West part of the Southwest quarter of Section 30, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Beginning at a point on the North line of W. 26th Street in the City of Berwyn, County of Cook, State of Illinois, said point being 600 feet East of the East line of S. Harlem Avenue, thence North a distance of 800 feet to a point which is 651.20 feet East of the center line of S. Harlem Avenue and is also 751.54 feet West of the center line of S. Home Avenue, thence East a distance of 718.54 feet to a point on the West line of S. Home Avenue, said point being 850.59 feet North of the center line of W. 26th Street, thence South along the West line of said S. Home Avenue a distance of 800.59 feet, more or less, to the North line of W. 26th Street, thence West along

the North line of said W. 26th Street, a distance of 717.33 feet, more or less, to the point of beginning (excepting all that part of the above described property lying Southeasterly of the Northwesterly line of Riverside Drive) containing approximately 9.01 acres.

SECTION 2. The Mayor and the City Clerk are authorized to sign and attest quitclaim deed conveying all interest of the City of Chicago in and to said property to said purchaser.

SECTION 3. The City Clerk is authorized to deliver the deposit check of \$217,750.00 submitted by said bidder to the City Comptroller, who is authorized to deliver said deed to the purchaser upon receipt of the balance of the purchase price of said property.

SECTION 4. The City Clerk is authorized and directed to return the deposit checks to the unsuccessful bidders for the purchase of said property.

SECTION 5. This ordinance shall be in effect from and after its passage.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Ronan the City Council took up for consideration the two reports of the Committee on Buildings and Zoning deferred and published on March 25, 1964, pages 2386-2388, recommending that the City Council pass twenty-seven proposed ordinances transmitted with said committee reports for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Ronan moved to pass the proposed ordinance recommended in the pending committee report dated January 24, 1964, to reclassify an area shown on Map No. 2-F. The motion *Prevailed* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo, Buchanan, Danaher, Zelezinski, Healy, J. P. Burke, Krska, Sheridan, Chew, Murray, Fitzpatrick, Campbell, Yaksic, Janousek, Tourek, Collins, Marzullo, Zydlo, Sain, Tomaso, T. F. Burke, Ronan, Keane, Brandt, Sande, Laskowski, Massey, Cullerton, Shapiro, Kaplan, Scholl, Goldberg, Bauler, Rosenberg, Fifielski, Kerwin, O'Rourke, Wigoda, Sperling—46.

Nays—None.

Alderman Janousek (seconded by Alderman Campbell) moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by W. Madison Street; the west bank of the South Branch of the Chicago River; W. Monroe Street; and S. Canal Street,

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development here-

(Continued on page 2542)

with attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

The following is the Plan of Development attached to the foregoing ordinance:

PLAN OF DEVELOPMENT
BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)
STATEMENTS

1. The area delineated hereon as "Business Planned Development" is controlled as follows:
 - (a) The air rights and portions of the underlying space under Lease dated as of September 13, 1963, and recorded September 18, 1963, as Document No. 18 917 214 are controlled by Tishman-Gateway, Inc., an Illinois corporation, and LaSalle National Bank, a national banking association, as Trustees under Trust Agreement dated September 5, 1963, and known as Trust No. 31511. They are co-tenants under said Lease from Chicago Union Station Company, The Pennsylvania Railroad Company, and Pittsburgh, Fort Wayne and Chicago Railway Company, lessors.
 - (b) The remainder is controlled by Chicago Union Station Company, The Pennsylvania Railroad Company, and Pittsburgh, Fort Wayne and Chicago Railway Company.
2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.
3. Off street parking and loading facilities shall be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
4. A paved pedestrian plaza at sidewalk level will cover the site. Off-street loading ingress and egress shall be adequately designed and paved for motor vehicles.
5. The applicant, Tishman-Gateway, Inc., or its successor, is required to obtain all applicable official reviews, approvals or permits.
6. Use of air rights land will consist of a twenty story building for business office occupancy and related uses.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Developments" as promulgated by the Commissioner of City Planning.

Tishman-Gateway, Inc.
Chicago, Illinois

Dated: November 15, 1963.

[Plan of Development Maps attached to the foregoing ordinance appear on pages 2537-2541.]

On separate motions made by Alderman Ronan twenty-three of the said remaining ordinances which were recommended by the committee without change (except the proposed ordinance relating to Map No. 9-N) were *Passed*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo, Buchanan, Dana-her, Zelezinski, Healy, J. P. Burke, Krska, Sheridan, Chew, Murray, Fitzpatrick, Campbell, Yaksic, Janousek, Tourek, Collins, Marzullo, Zydlo, Sain, Tomaso, T. F. Burke, Ronan, Keane, Brandt, Sande, Laskowski, Massey, Cullerton, Shapiro, Kaplan, Scholl, Goldberg, Bauler, Rosenberg, Fifielski, Kerwin, O'Rourke, Wigoda, Sperling—46.

Nays—None.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-I.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District and all the M2-3 General Manufacturing District symbols and indications as shown on Map No. 1-I in the area bounded by

the south line of the Chicago and North Western Railroad; N. Talman Avenue; a line 100 feet south of W. Fulton Street; N. Rockwell Street; the alley next south of and parallel to W. Fulton Street, or the line thereof if extended where no alley exists; N. Artesian Avenue; a line 110 feet south of W. Fulton Street; N. Western Avenue; W. Lake Street; a line 181 feet west of N. Talman Avenue; a line 630 feet south of W. Fulton Street; the west line of the alley next west of and parallel to N. Washtenaw Avenue; a line 606 feet south of W. Fulton Street; N. Fairfield Avenue; W. Lake Street and N. California Avenue,

to those of an M2-2 General Manufacturing District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 5-I.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 5-I in the area bounded by

W. Wabansia Avenue; the alley next east of and parallel to N. Troy Street; a line 37.7 feet south of W. Wabansia Avenue; and N. Troy Street,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 13-L.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance

BUSINESS PLANNED DEVELOPMENT #27
(AIR RIGHTS)STATEMENTS

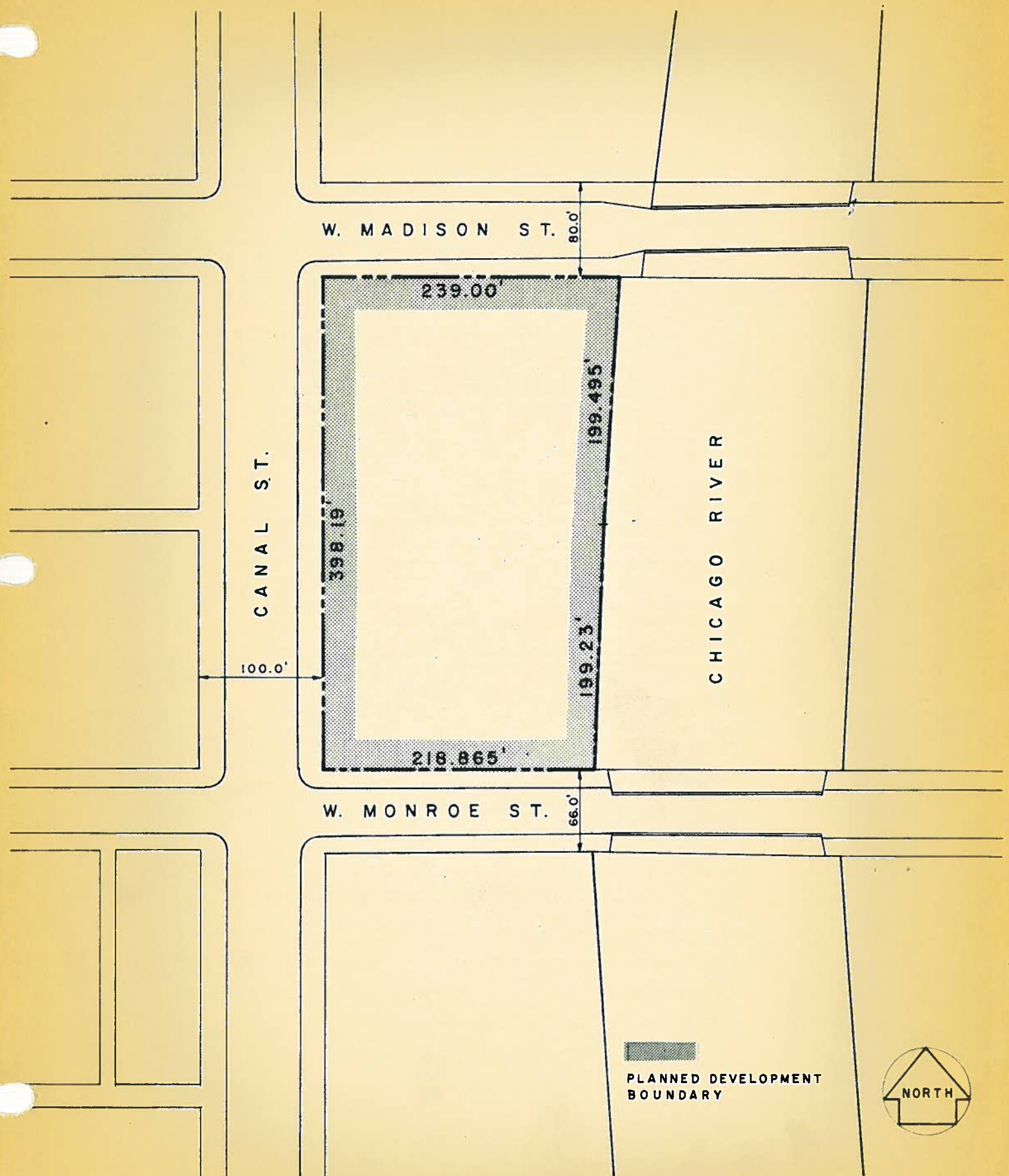
1. The area delineated hereon as "Business Planned Development" is controlled as follows:
 - (a) The air rights and portions of the underlying space under Lease dated as of September 13, 1963, and recorded September 18, 1963, as Document No. 18 917 214 are controlled by Tishman - Gateway, Inc., an Illinois corporation, and LaSalle National Bank, a national banking association, as Trustees under Trust Agreement dated September 5, 1963, and known as Trust No. 31511. They are co-tenants under said Lease from Chicago Union Station Company, The Pennsylvania Railroad Company, and Pittsburgh, Fort Wayne and Chicago Railway Company, lessors.
 - (b) The remainder is controlled by Chicago Union Station Company, The Pennsylvania Railroad Company, and Pittsburgh, Fort Wayne and Chicago Railway Company.
2. The height restrictions for any building or any other appurtenance attached thereto shall be subject to height limitations as certified on Form FAA-117 and approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.
3. Off street parking and loading facilities shall be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
4. A paved pedestrian plaza at sidewalk level will cover the site. Off-street loading ingress and egress shall be adequately designed and paved for motor vehicles.
5. The applicant, Tishman - Gateway, Inc., or its successor, is required to obtain all applicable official reviews, approvals or permits.
6. Use of air rights land will consist of a twenty story building for business office occupancy and related uses.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in relation to Planned Developments" as promulgated by the Commissioner of City Planning.

Tishman - Gateway, Inc.
Chicago, Illinois

Date November 15, 1963

BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)

PROPERTY LINE MAP

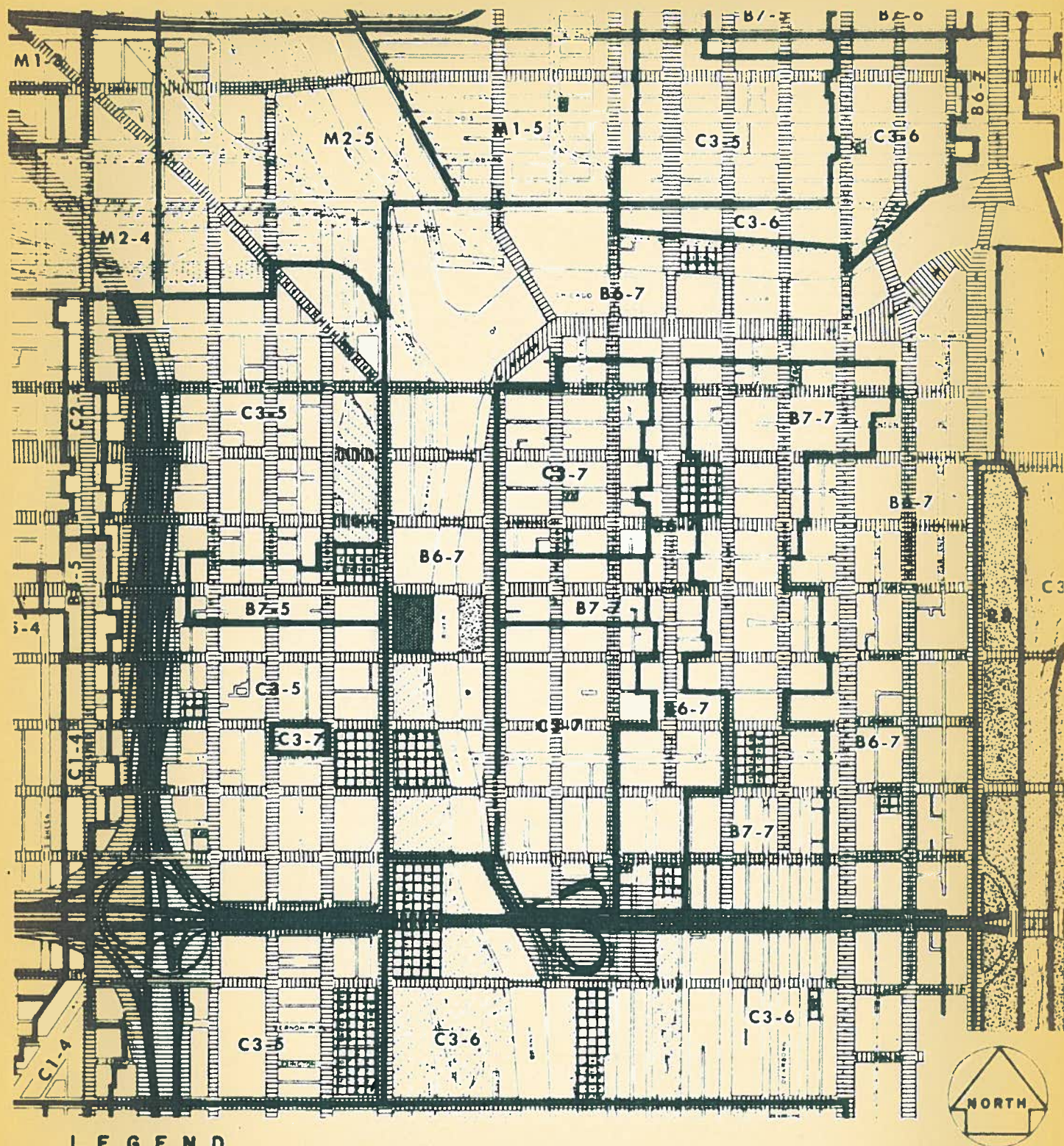


TISHMAN - GATEWAY INC.
CHICAGO, ILLINOIS

SCALE: 1"=100.0'
DATE: NOV.15, 1963

BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS)

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

— ZONING DISTRICT



MUNICIPAL FACILITIES -
PARKS



OTHER PUBLIC, QUASI-PUBLIC
AND PRIVATE INSTITUTIONS &
FACILITIES



PREFERENTIAL STREETS



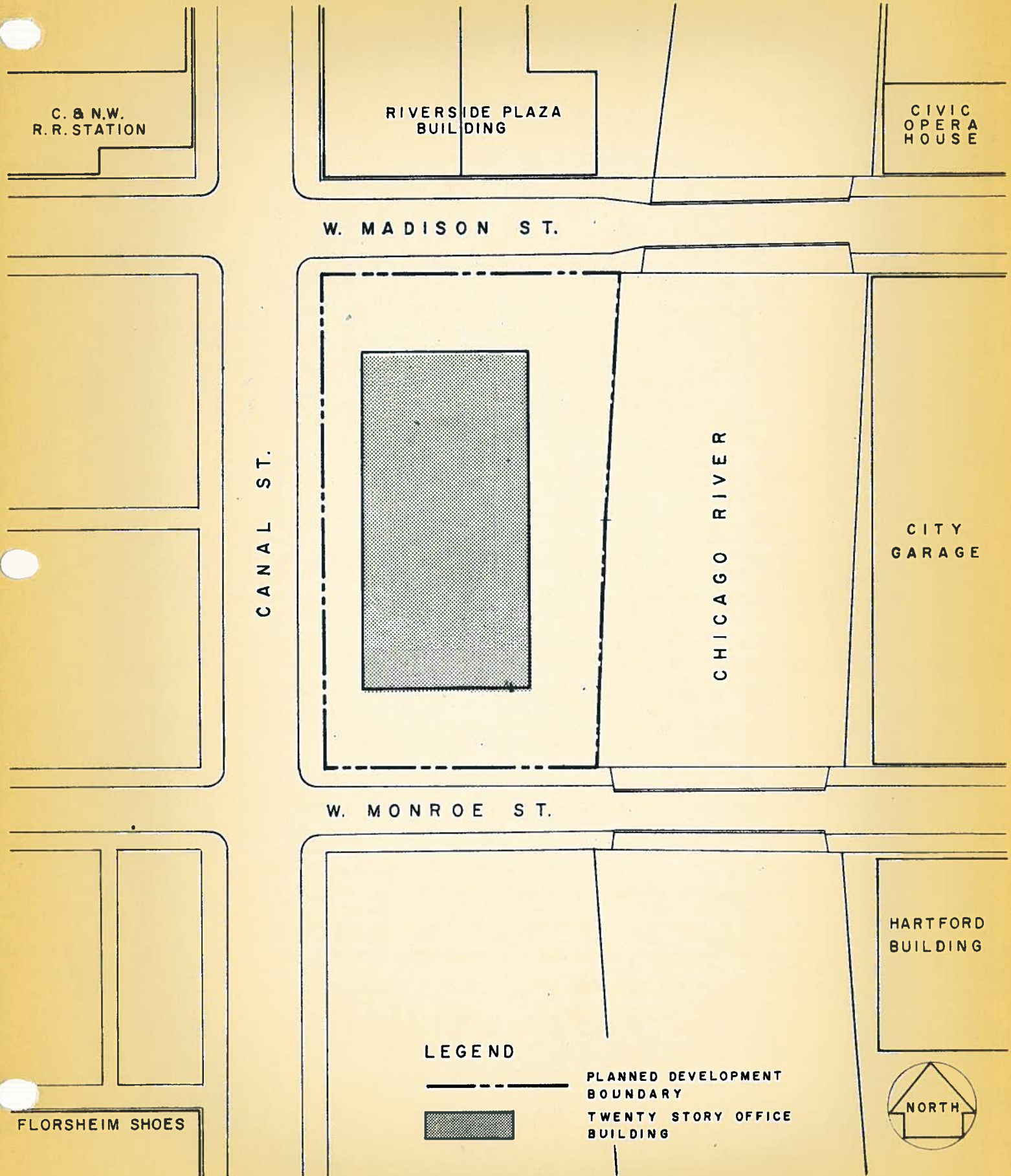
PROPOSED BUSINESS
PLANNED DEVELOPMENT

TISHMAN - GATEWAY INC.
CHICAGO, ILLINOIS

SCALE: 1"=1000.0'
DATE: NOV. 15, 1963

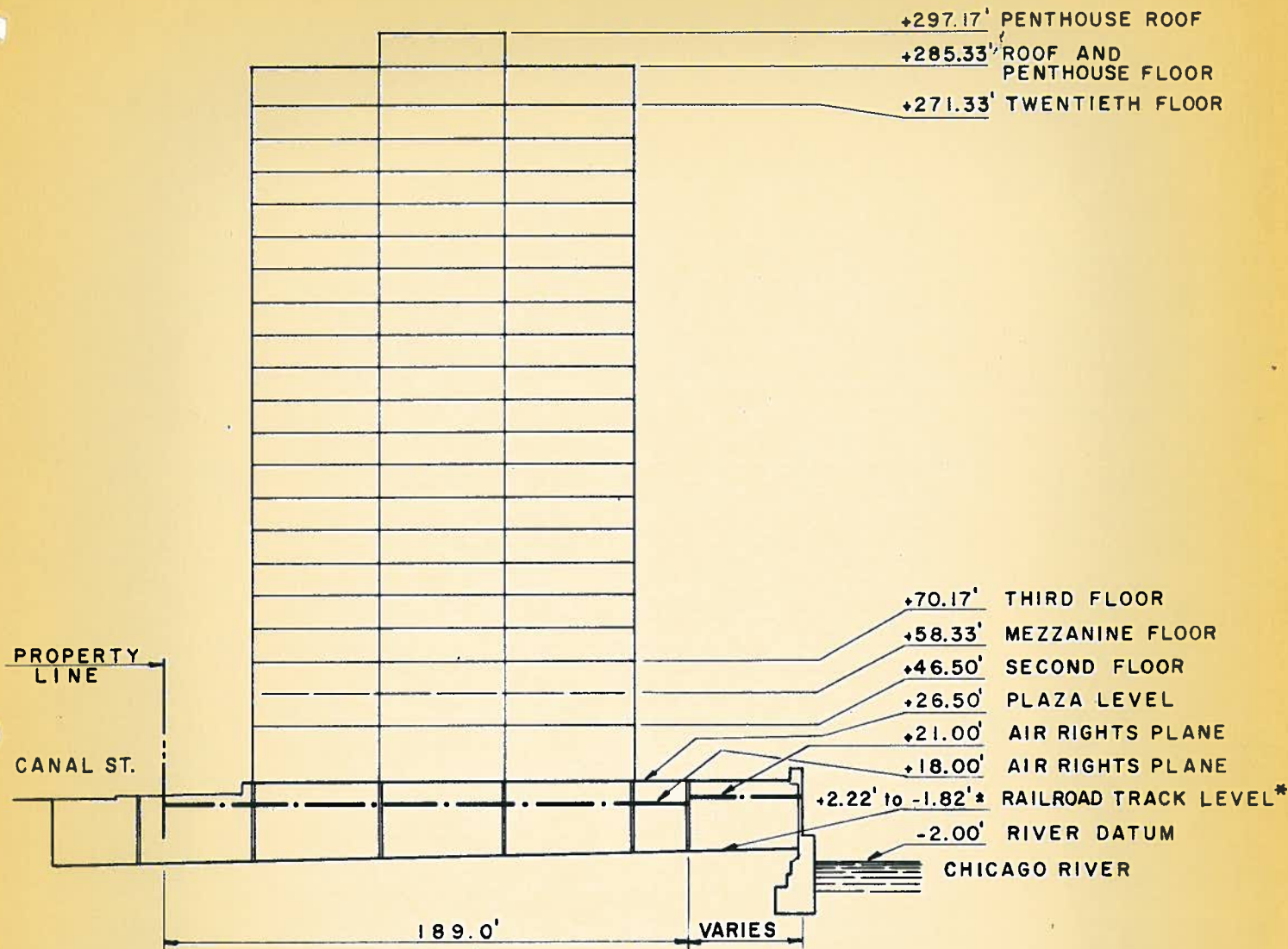
BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)

GENERALIZED LAND USE PLAN



BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS)

GENERALIZED LAND USE PLAN - SECTIONS



TRANSVERSE SECTION LOOKING NORTH



*RAILROAD RIGHT-OF-WAY TRACK LEVEL VARIES

*USED FOR RAILROAD PASSENGER STATION ACCESS

LONGITUDINAL SECTION LOOKING EAST

BUSINESS PLANNED DEVELOPMENT
(AIR RIGHTS)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

<u>Net Site Area</u> Sq. Ft. Acres	General Description of Air Rights Land Use	Max. Bldg. Height	<u>Building Areas</u>		No. of Parking Spaces	F.A.R.	Max. % of Land Covered at Platform Level
			Gross Sq. Ft.	Occupied Sq. Ft.			
90,586 2.08	Business units and related uses.	275' (El. + 302' C.C.D.)	753,358	609,553	None	8.5	45%

Gross Site Area = Net Site Area (2.08 acres)

Maximum Permitted F.A.R. for Total Area: 8.5

Number of Parking Space Provided: None

Minimum Parking Requirements: Business Offices in B6-7 District

One space/10,000 sq. ft. in excess of 280,000 up to 560,000 sq. ft.

One space/5,000 sq. ft. in excess of 560,000

If requirement results in not more than 50 parking spaces in a B6-7 District such parking spaces need not be provided.

Number of Loading Spaces Provided: Six

Minimum Loading Requirements: Business Offices in B6-7 District

One 10' x 25' space - first 100,000 sq. ft.

One space/100,000 sq. ft. additional up to 500,000 sq. ft.

One space/500,000 sq. ft. over 500,000 sq. ft.

Maximum Over-all Per Cent of Land Covered: 45%

Tishman - Gateway, Inc.
Chicago, Illinois

Date November 15, 1963